



Webbs  
Helping people move since 1994

**Rawnsley Road | Cannock | WS12 1RA**  
**Offers Around £450,000**

 **Webbs**  
estate agents



# Summary

**\*\* EXCEPTIONAL DETACHED BUNGALOW \*\* THREE BEDROOMS \*\* EXTENDED \*\* VERSATILE LIVING PREVIOUSLY USED AS AN ANNEX \*\* GOOD SIZED REAR GARDEN \*\* WALKING DISTANCE TO CANNOCK CHASE \*\* WALKING DISTANCE TO HEDNESFORD TOWN \*\***

WEBBS ESTATE AGENTS are delighted to welcome to market the outstanding Rawsley Road just outside the charming market town of Hednesford, Cannock. This exceptional detached bungalow offers a perfect blend of comfort and versatility. The property has been thoughtfully extended, providing ample space for modern living. With three generously sized double bedrooms, including an en-suite to the master, this home is ideal for families or those seeking extra room for guests. The heart of the home is the open plan kitchen diner, which creates a welcoming atmosphere for family meals and entertaining. The great-sized lounge is perfect for relaxation, while the conservatory invites natural light and offers a lovely space to enjoy the garden views throughout the seasons. Additionally, a utility room adds practicality to daily life. One of the standout features is the potential for an annex, which boasts a separate entrance and a reception room. This versatile space can be utilized in various ways, whether as an Air b&b, a granny flat, or for multi-family occupancy, catering to a range of living arrangements. The bungalow is very well presented, ensuring that you can move in with ease and start enjoying your new home right away. With its desirable location and thoughtful layout, this property is a rare find in the market. Don't miss the opportunity to make this delightful bungalow your own.

# Key Features

- EXCEPTIONALLY WELL PROPORTIONED DETACHED BUNGALOW
- OPEN PLAN KITCHEN/DINER
- BRIGHT AND AIRY CONSERVATORY
- POTENTIAL FOR ANNEX WITH SEPARATE ENTRANCE
- WALKING DISTANCE TO CANNOCK CHASE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- VERSATILE PROPERTY
- VIEWING A MUST TO APPRECIATE THE SIZE AND POTENTIAL

# Rooms and Dimensions

## ENTRANCE HALLWAY

## OPEN PLAN KITCHEN/DINER

9'3" x 30'10" (2.82 x 9.42)

## LOUNGE

13'8" x 18'11" (4.18 x 5.79)

## BATHROOM

10'8" x 10'9" (3.26 x 3.29)

## BEDROOM TWO

12'5" x 12'6" (3.80 x 3.83)

## BEDROOM THREE

10'5" x 12'4" (3.18 x 3.78)

## BEDROOM ONE

10'5" x 11'10" (3.19 x 3.62 )

## EN-SUITE

5'11" 5'7" (1.81 1.71)

## UTILITY ROOM

6'1" x 5'8" (1.86 x 1.73)

## CONSERVATORY

8'9" x 12'3" (2.68 x 3.74)

## RECEPTION ROOM

9'10" x 16'9" (3.00 x 5.11)

## EXTERNALLY

## GOOD SIZED REAR GARDEN

## PRIVATE FRONT DRIVE

## IDENTIFICATION CHECKS - C

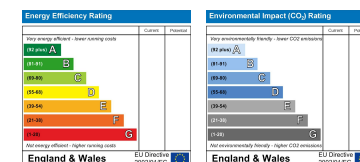








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: [sales@webbsestateagents.co.uk](mailto:sales@webbsestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)