



Woodstock Drive | Cannock | WS12 4TB

£270,000

 **Webbs**  
estate agents

## Summary

If you're looking for a spacious family home with flexible living space and excellent entertaining areas, then \*\*21 Woodstock Drive\*\* could be exactly what you've been waiting for. The property offers generous accommodation over two floors, including \*\*five bedrooms\*\*, a modern fitted kitchen, a spacious lounge, a contemporary shower room and a superb detached garden bar/summer house that really needs to be seen to appreciate the space on offer. The ground floor provides flexible living accommodation with an additional bedroom and study area, making it ideal for growing families, multi-generational living or anyone working from home.

Outside, the low-maintenance rear garden has been designed with entertaining in mind. The substantial detached summer house provides a fantastic additional space that could be used as a bar, games room, home office, gym or simply somewhere to relax with family and friends. Upstairs, there are four further well-proportioned bedrooms, complemented by a modern refitted shower room.

Situated in a popular residential location close to Hednesford town centre, well-regarded schools, excellent transport links and the beautiful Cannock Chase, this home offers plenty of space and versatility to suit a wide range of buyers. Homes offering this level of flexible accommodation and such a unique garden entertainment space are rarely available, so early viewing is highly recommended.

## Key Features

- 5 BEDROOM SEMI DETACHED HOME
- LARGE LOUNGE DINER
- ENCLOSED REAR GARDEN
- EXCELLENT SCHOOL CATCHMENTS
- LARGE GROUND FLOOR BEDROOM
- POPULAR LOCATION
- AMPLE OFF ROAD PARKING
- GARDEN BAR
- VERSATILE PROPERTY
- VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE PORCH

### LARGE LOUNGE DINER

17'1" x 12'5" (5.23m x 3.81m)

### KITCHEN

12'5" x 8'8" (3.81m x 2.66m)

### GROUND FLOOR BEDROOM

22'0" x 8'11" (6.73m x 2.74m)

### STUDY

9'5" x 8'5" (2.89m x 2.59m)

### STORE

8'11" x 8'11" (2.74m x 2.72m)

### LANDING

### BEDROOM ONE

14'8" x 10'5" (4.49m x 3.20m)

### BEDROOM TWO

12'6" x 8'9" (3.83m x 2.69m)

### BEDROOM THREE

8'5" x 8'3" (2.59m x 2.54m)

### BEDROOM FOUR

8'6" x 8'5" (2.61m x 2.59m)

### SHOWER ROOM

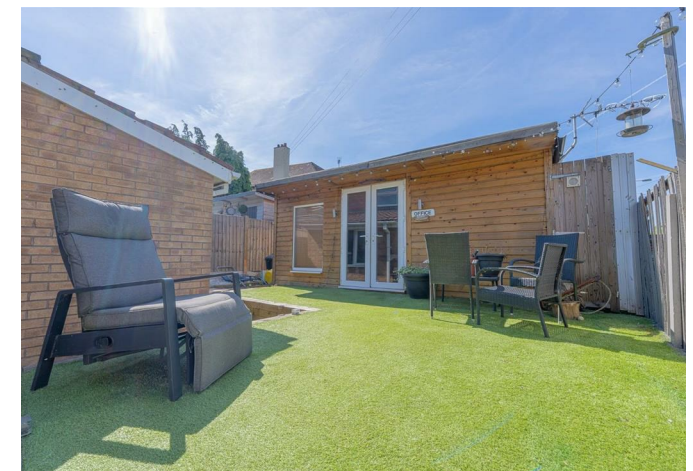
### SUMMER HOUSE AND BAR

17'2" x 12'4" (5.25m x 3.76m)

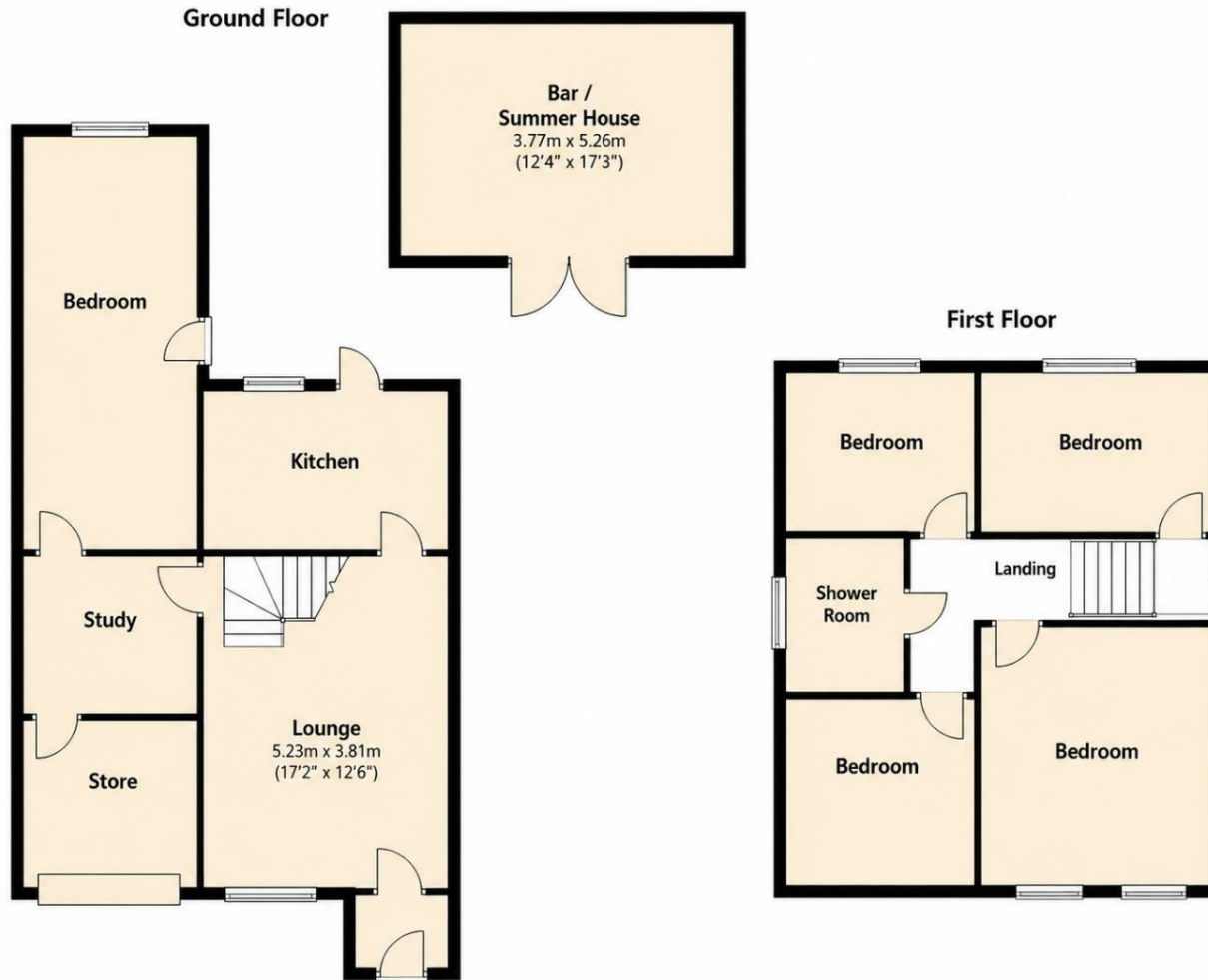
### ENCLOSED REAR GARDEN

### FRONT DRIVEWAY

### 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.

| Energy Efficiency Rating                    |   | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---|--|---|
| Current                                     | Potential                                   | Current  | Potential                                 |
| 100-125 kWh/m <sup>2</sup> year<br><b>A</b> | 100-125 kWh/m <sup>2</sup> year<br><b>A</b> | 100-125 g/m <sup>2</sup> year<br><b>B</b>      | 100-125 g/m <sup>2</sup> year<br><b>B</b> |
| 125-150 kWh/m <sup>2</sup> year<br><b>B</b> | 125-150 kWh/m <sup>2</sup> year<br><b>B</b> | 125-150 g/m <sup>2</sup> year<br><b>C</b>      | 125-150 g/m <sup>2</sup> year<br><b>C</b> |
| 150-175 kWh/m <sup>2</sup> year<br><b>C</b> | 150-175 kWh/m <sup>2</sup> year<br><b>C</b> | 150-175 g/m <sup>2</sup> year<br><b>D</b>      | 150-175 g/m <sup>2</sup> year<br><b>D</b> |
| 175-200 kWh/m <sup>2</sup> year<br><b>D</b> | 175-200 kWh/m <sup>2</sup> year<br><b>D</b> | 175-200 g/m <sup>2</sup> year<br><b>E</b>      | 175-200 g/m <sup>2</sup> year<br><b>E</b> |
| 200-225 kWh/m <sup>2</sup> year<br><b>E</b> | 200-225 kWh/m <sup>2</sup> year<br><b>E</b> | 200-225 g/m <sup>2</sup> year<br><b>F</b>      | 200-225 g/m <sup>2</sup> year<br><b>F</b> |
| 225-250 kWh/m <sup>2</sup> year<br><b>F</b> | 225-250 kWh/m <sup>2</sup> year<br><b>F</b> | 225-250 g/m <sup>2</sup> year<br><b>G</b>      | 225-250 g/m <sup>2</sup> year<br><b>G</b> |
| 250-300 kWh/m <sup>2</sup> year<br><b>G</b> | 250-300 kWh/m <sup>2</sup> year<br><b>G</b> | 250-300 g/m <sup>2</sup> year<br><b>G</b>      | 250-300 g/m <sup>2</sup> year<br><b>G</b> |

Energy Efficiency Rating: **75** (Current) / **84** (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: **B** (Current) / **B** (Potential)

England & Wales | EU Directive 2002/91/EC