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**Bond Way | Hednesford, Cannock | WS12 4SN**  
Offers In Excess Of £250,000

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estate agents

## Summary

\*\* POPULAR LOCATION \*\* THREE BEDROOMS \*\* WELL PRESENTED \*\* THROUGH LOUNGE DINER \*\* MODERN KITCHEN \*\* CONSERVATORY \*\* TANDEM GARAGE \*\* LANDSCAPED REAR GARDENS \*\* CLOSE TO CANNOCK CHASE \*\* EXCELLENT SCHOOL CATCHMENTS \*\* QUIET CUL-DE-SAC \*\* VIEWING ADVISED \*\*

Webbs Estate Agents are pleased to offer for sale a well presented semi-detached home siting on the edge of Cannock Chase, offering excellent school catchments, ideal for local shops, amenities, Town Centre and Train Station.

In brief consisting of entrance porch, through lounge diner with patio doors to the conservatory which overlooks the landscaped rear garden, a modern-style kitchen with a pantry and an external door to the tandem garage.

To the first floor, there are three bedrooms and a shower room, externally the property has ample off-road parking, the property is in a quiet cul-de-sac with easy access to surrounding amenities, VIEWING IS ADVISED

## Key Features

- IMMACULATE SEMI DETACHED HOME
- POPULAR LOCATION
- REFITTED SHOWER ROOM
- CONSERVATORY & KITCHEN
- TANDEM GARAGE & DRIVEWAY
- INTERNAL VIEWING IS ESSENTIAL
- THREE BEDROOMS
- LOUNGE, DINING ROOM
- FABULOUS LANDSCAPED GARDEN
- VIEWING ADVISED

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

#### ENTRANCE HALLWAY

#### LOUNGE

15'6" x 12'5" (4.742 x 3.79)

#### DINING ROOM

9'6" x 7'6" (2.919 x 2.289)

#### CONSERVATORY

12'11" x 9'8" (3.961 x 2.957)

#### KITCHEN

9'3" x 7'5" (2.842 x 2.272)

#### LANDING

#### BEDROOM ONE

11'2" x 9'3" (3.569 x 2.829)

#### BEDROOM TWO

10'4" x 8'5" (3.170 x 2.582)

#### BEDROOM THREE

7'4" x 6'9" (2.252 x 2.072)

#### REFITTED SHOWER ROOM

5'10" x 5'5" (1.803 x 1.653)

#### TANDEM GARAGE

18'3" x 7'5" (5.565 x 2.271)

#### PRIVATE DRIVEWAY

#### FABULOUS LANDSCAPED GARDEN

#### COAL MINING

#### CONNECTIVITY:

#### PARKING

#### PROPERTY TYPE & CONSTRUCTION

#### ROOMS

#### UTILITIES

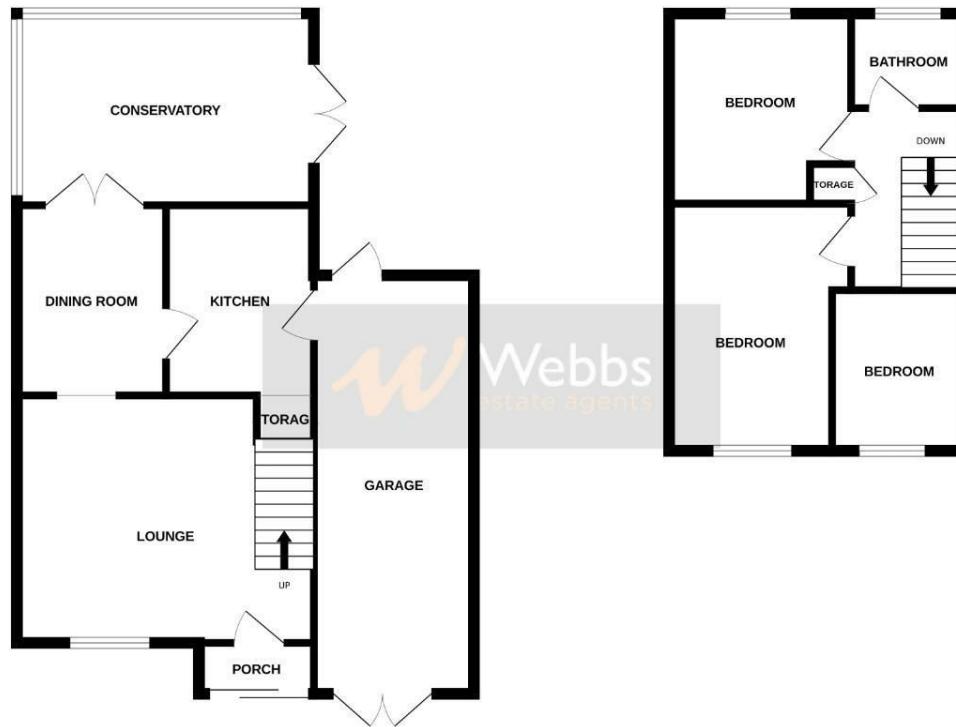
#### IDENTIFICATION CHECKS - C





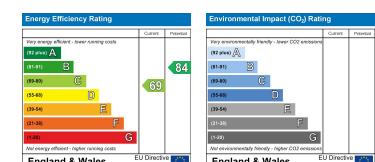
GROUND FLOOR

1ST FLOOR



Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



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