



Webbs

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Dawes Way | Cannock | WS12 4WN

Offers In The Region Of £280,000

 **Webbs**
estate agents

Summary

Webbs Estate Agents are delighted to offer for sale this immaculately presented three-bedroom semi-detached family home, situated on a highly sought-after residential development in Hednesford.

Presented to an exceptional standard throughout, the property briefly comprises an entrance hallway, a guest WC, a spacious rear lounge/dining area overlooking the garden, and a modern fitted kitchen complete with upgraded contemporary wall and base units, integrated appliances, and a sleek finish.

On the first floor, there are three well-proportioned bedrooms, a modern family bathroom, and the principal bedroom benefits from an en-suite shower room.

Externally, a driveway provides off-road parking for multiple vehicles, and a private, enclosed rear garden features a patio seating area and is mainly laid to lawn, ideal for outdoor entertaining, with side-gated access to the front.

Occupying a prime position on a desirable and family-friendly estate which includes its own children's play park, the property is also within walking distance of Cannock Chase, an Area of Outstanding Natural Beauty renowned for its stunning scenery and recreational opportunities. With excellent transport links and convenient access to a range of local amenities and schools, this superb property represents an ideal family home and an opportunity not to be missed.

Key Features

- MODERN WELL PRESENTED HOME
- EN-SUITE TO MASTER
- GENEROUS REAR GARDEN
- CLOSE TO CANNOCK CHASE
- AMPLE OFF ROAD PARKING
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- UPGRADED MODERN KITCHEN
- SPACIOUS LOUNGE DINER
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

SPACIOUS LOUNGE DINER

15'1" x 14'6" (4.598 x 4.445)

MODERN UPGRADED KITCHEN

12'2" x 8'0" (3.713 x 2.458)

GUEST WC

BEDROOM ONE

13'9" x 8'6" (4.209 x 2.597)

EN-SUITE SHOWER ROOM

8'6" x 4'4" (2.597 x 1.325)

BEDROOM TWO

10'2" x 8'6" (3.112 x 2.597)

BEDROOM THREE

8'10" x 6'3" (2.708 x 1.913)

FAMILY BATHROOM

7'0" x 6'3" (2.143 x 1.913)

ENCLOSED REAR GARDEN

DRIVEWAY FOR A NUMBER OF VEHICLES

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 ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m ² /year A		Best environmental impact - lower CO ₂ emissions 100-120 g/m ² /year A	
120-135 kWh/m ² /year B		120-135 g/m ² /year B	
135-150 kWh/m ² /year C		135-150 g/m ² /year C	
150-165 kWh/m ² /year D		150-165 g/m ² /year D	
165-180 kWh/m ² /year E		165-180 g/m ² /year E	
180-200 kWh/m ² /year F		180-200 g/m ² /year F	
200+ kWh/m ² /year G		200+ g/m ² /year G	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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