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Meadowbrook Close | Cannock | WS12 4FD

£260,000

 **Webbs**  
estate agents

## Summary

Webbs Estate Agents are delighted to offer for sale this exceptionally well-presented and modern end townhouse, which was originally the show home for the development and benefits from a high standard of finish throughout

Ideally positioned for access to Cannock Chase, Hednesford Town Centre and Hednesford Train Station, the property also benefits from excellent local school catchments, making it an ideal home for a range of buyers.

The accommodation briefly comprises an inviting entrance hallway, a useful guest WC, a modern and well-equipped kitchen/diner, and a spacious lounge featuring double doors opening directly onto the rear garden.

To the first floor are two generous double bedrooms and a contemporary family bathroom. The second floor is dedicated to the impressive master bedroom suite, which features a spacious bedroom area, dressing area and private en-suite shower room.

Externally, the landscaped rear garden provides an attractive and private outdoor space, incorporating a paved patio seating area, lawn and mature, well-stocked borders. The property also benefits from two allocated parking spaces.

Having originally served as the show home, this property offers an excellent standard of presentation and finish and is ideally located for local amenities, transport links and Cannock Chase.

**\*\*EARLY VIEWING IS STRONGLY ADVISED\*\*** to fully appreciate the quality, space, location and overall appeal of this impressive home.

## Key Features

- DESIRABLE LOCATION
- MODERN KITCHEN DINER
- LANDSCAPED REAR GARDEN
- DRESSING ROOM AND EN-SUITE TO MASTER
- CLOSE TO CANNOCK CHASE
- STUNNING MASTER SUITE
- SPACIOUS LOUNGE
- THREE BEDROOMS
- IDEAL FOR TOWN CENTRE AND TRAIN STATION
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### MODERN KITCHEN DINER

16'7" x 5'10" (5.08m x 1.80m )

### SPACIOUS LOUNGE

13'1" x 11'3" (3.99m x 3.43m )

### GUEST WC

### FIRST FLOOR LANDING

### BEDROOM TWO

13'1" x 10'5" (3.99m x 3.18m )

### BEDROOM THREE

13'1" x 10'7" (3.99m x 3.23m )

### FAMILY BATHROOM

### SECOND FLOOR MASTER SUITE

### BEDROOM AREA

15'8" x 10'5" max ( 4.78m x 3.20m max )

### DRESSING AREA

10'5" x 5'8" max (3.20 x 1.75 max )

### EN-SUITE SHOWER ROOM

### STUNNING LANDSCAPED REAR GARDEN

### TWO ALLOCATED PARKING SPACES

### IDENTIFICATION CHECKS - C







Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
76.7 m<sup>2</sup>  
Reduced headroom  
0.5 m<sup>2</sup>

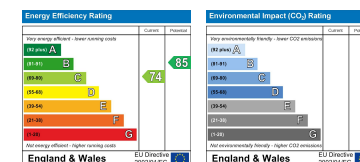
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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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.



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)

