



**Beech Pine Close | Cannock | WS12 4RZ**

**Offers Invited £250,000**



# Summary

**\*\* MODERN OPEN PLAN LIVING ROOM & KITCHEN \*\* THREE GENEROUS BEDROOMS \*\* GUEST W.C \*\* FAMILY BATHROOM \*\* PRIVATE DRIVE \*\* PRIVATE REAR GARDEN \*\* BEAUTIFULLY PRESENTED \*\***

WEBBS ESTATE AGENTS welcome to market the delightful Beechpine Close, Hednesford, Cannock. This beautifully presented three-bedroom semi-detached house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient guest W.C., ensuring practicality for both residents and visitors alike. The ground floor boasts a delightful lounge, ideal for relaxation, and a separate dining room that provides an inviting space for family meals and entertaining guests. The well-appointed kitchen is designed for functionality, making it a joy to prepare meals.

Upstairs, you will find three generous bedrooms, each offering ample space for personalisation and comfort. The family bathroom is thoughtfully designed, catering to the needs of the household. Outside, the property features both front and rear gardens, perfect for enjoying the outdoors, whether it be for gardening or simply unwinding in the fresh air. A private drive adds to the convenience, providing off-road parking in this quiet cul-de-sac.

The location is particularly appealing, being close to the stunning Cannock Chase, a haven for nature lovers and outdoor enthusiasts. Additionally, Hednesford town is just a short distance away, offering a range of amenities and services.

This property is not just a house; it is a home that promises a peaceful lifestyle in a popular location. Whether you are a growing family or looking for a serene retreat, this semi-detached house is an opportunity not to be missed.

# Key Features

- BEAUTIFULLY PRESENTED THREE BED SEMI DETACHED
- GUEST W.C
- THREE GENEROUS BEDROOMS
- PRIVATE DRIVE
- SPACIOUS ENTRANCE HALLWAY
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- QUIET CUL-DE-SAC LOCATION

# Rooms and Dimensions

## ENTRANCE HALLWAY

## GUEST W.C

## LOUNGE

14'0" x 14'5" (4.27 x 4.41 )

## DINING ROOM

9'9" x 7'2" (2.98 x 2.19)

## KITCHEN

9'8" x 7'0" (2.97 x 2.15)

## FIRST FLOOR LANDING

## MASTER BEDROOM

12'2" x 8'3" (3.72 x 2.54)

## BEDROOM TWO

9'5" x 7'11" (2.88 x 2.42)

## BEDROOM THREE

8'11" x 5'10" (2.73 x 1.78)

## FAMILY BATHROOM

5'6" x 6'5" (1.68 x 1.96)

## EXTERNALLY

## PRIVATE DRIVE

## ENCLOSED REAR GARDEN

## 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.



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