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**Calladine Way | Cannock | WS12 4XT**  
**Offers Over £289,950**

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# Summary

**\*\* ONLY ONE YEAR OLD \*\* REMAINDER OF BUILDERS WARRANTYT \*\* THREE BED END TERRACED \*\* LARGE LOUNGE/DINER \*\*EN-SUITE TO MASTER \*\* SHOW HOME STANDARD \*\* WALKING DISTANCE TO CANNOCK CHASE \*\***

WEBBS ESTATE AGENTS are delighted to welcome to the market Calladine Way, Hednesford, Cannock. This immaculate three-bedroom end-terraced house, built by Bellway Homes in 2024, is presented to show home standard. The property boasts a welcoming entrance hallway that leads into a generous lounge/diner, perfect for both relaxation and entertaining. The High specification kitchen comes with integral appliances, so all your family's needs are met with style.

The spacious bedrooms provide ample room for family living, with the master bedroom featuring a convenient en-suite bathroom. In addition, the family bathroom and a guest W.C. enhance the practicality of this lovely home. Storage solutions are thoughtfully integrated throughout, ensuring that the space remains clutter-free.

Step outside to discover a fully enclosed rear garden that is not overlooked, offering a private sanctuary for outdoor enjoyment. The property also includes parking for two cars, adding to the convenience of modern living.

Situated within walking distance to Cannock Chase, an area renowned for its outstanding natural beauty, this home is ideal for those who appreciate nature and outdoor activities. Furthermore, it is

# Key Features

- Show home standard finish
- Immaculate three-bed end terrace
- Entrance hallway welcomes you
- Master bedroom with en-suite
- Parking space for two cars
- Built in 2024 by Bellway
- Spacious bedrooms throughout
- Generous lounge/diner area
- Fully enclosed, private garden
- Walk to Cannock Chase beauty

# Rooms and Dimensions

## ENTRANCE HALLWAY

10'3" x 3'3" (3.126 x 1.014)

## KITCHEN

8'10" x 10'4" (2.715 x 3.152)

## LOUNGE/DINER

22'1" x 15'3" (6.7381 x 4.663)

## GUEST W.C

## STORAGE

## FIRST FLOOR LANDING

## MASTER BEDROOM

11'11" x 10'5" (3.635 x 3.176)

## BEDROOM TWO

11'6" x 7'11" (3.517 x 2.430)

## BEDROOM THREE

11'6" x 7'0" (3.524 x 2.145)

## FAMILY BATHROOM

## EXTERNALLY

## FULLY ENCLOSED REAR GARDEN

## PRIVATE OFF ROAD PARKING TO THE FRONT

## IDENTIFICATION CHECKS - C



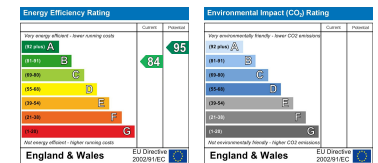






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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