



Webbs  
Helping people move since 1994

**Stevens Drive | Cannock | WS12 1QY**  
Offers In Excess Of £210,000

**W** Webbs  
estate agents

## Summary

\*\* SOUGHT AFTER LOCATION \*\* WELL PRESENTED AND IMPROVED \*\* TWO BEDROOMS \*\* MODERN REFITTED BREAKFAST KITCHEN \*\* SPACIOUS LOUNGE \*\* IDEAL FOR CANNOCK CHASE AND HEDNESFORD TOWN CENTRE \*\* ENCLOSED REAR GARDEN \*\* VIEWING ADVISED \*\*

A modern and well-presented two-bedroom semi-detached home, ideally located close to Cannock Chase, Hednesford Town Centre, the train station, and a range of excellent schools and transport links.

The accommodation briefly comprises of an entrance porch leading into a welcoming lounge. To the rear is a stylish, refitted breakfast kitchen with patio doors opening into a bright conservatory, overlooking the garden and providing an ideal second reception room.

To the first floor are two generously sized bedrooms and a contemporary refitted family bathroom. Externally, the property benefits from an enclosed rear garden, while the front offers a driveway providing off-road parking.

Early viewing is highly recommended to avoid disappointment.

## Key Features

- MODERN WELL PRESENTED HOME
- CONSERVATORY
- IDEAL FOR CANNOCK CHASE
- EASY ACCESS TO HEDNESFORD TOWN AND TRAIN STATION
- OFF ROAD PARKING
- TWO GENEROUS BEDROOMS
- ENCLOSED REAR GARDEN
- MODERN BREAKFAST KITCHEN
- REFITTED FAMILY BATHROOM
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH

### SPACIOUS LOUNGE

14'10" x 12'4" (4.523 x 3.765)

### MODERN REFITTED BREAKFAST KITCHEN

12'5" x 9'5" (3.792 x 2.874)

### CONSERVATORY

10'11" x 10'7" (3.329 x 3.248)

### LANDING

### BEDROOM ONE

12'4" x 10'1" (3.769 x 3.079)

### BEDROOM TWO

9'2" x 6'6" (2.813 x 2.001)

### MODERN REFITTED BATHROOM

6'7" x 5'6" (2.007 x 1.682)

### ENCLOSED REAR GARDEN

### FRONT DRIVEWAY

### IDENTIFICATION CHECKS - C





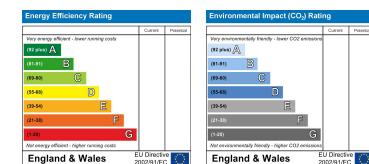
GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR  
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq ft (59.8 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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. The services, systems and appliances shown have not been tested and no guarantee as to their compatibility or efficiency can be given.  
Made with Hemipix CS200.

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.webbsestateagents.co.uk](http://www.webbsestateagents.co.uk)

 Webbs  
estate agents