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Rawnsley Road | Hednesford, Cannock | WS12 1RA

Offers In The Region Of £270,000

 **Webbs**
estate agents

Summary

**** EXTENDED AND WELL PRESENTED ** FOUR BEDROOMS ** LARGE OPEN PLAN KITCHEN ** CLOSE TO CANNOCK CHASE ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** TWO RECEPTION ROOMS ** IDEAL FOR LOCAL SHOPS AND AMENITIES ** VIEWING STRONGLY ADVISED ****

Webbs Estate Agents are pleased to offer for sale a well-presented extended home offering easy access to Cannock Chase, local shops and amenities, excellent school catchments and transport links.

In brief consisting of entrance hallway, two generous reception area's, conservatory, garage with a guest WC.

To the first floor there are four bedrooms and family bathroom, externally there is a mature rear garden with side gated access to the large front driveway providing ample off road parking.

EARLY VIEWING ADVISED

Key Features

- EXTENDED FOUR BEDROOM HOME
- LARGE LIVING AREA
- CONSERVATORY
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- CLOSE TO CANNOCK CHASE
- ENCLOSED REAR GARDEN
- LARGE OPEN PLAN KITCHEN DINER
- LARGE DRIVEWAY AND GARAGE
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

LARGE OPEN PLAN KITCHEN

16'0" x 12'2" (4.90 x 3.71)

RECEPTION ROOM ONE

22'4" x 11'8" (6.83 x 3.58)

RECEPTION ROOM TWO

12'4" x 11'6" (3.78 x 3.53)

CONSERVATORY

10'5" x 8'7" (3.20 x 2.62)

LARGE GARAGE

19'5" x 10'0" (5.94 x 3.07)

GUEST WC

LANDING

BEDROOM ONE

13'5" x 11'10" (4.09 x 3.63)

BEDROOM TWO

12'0" x 10'2" (3.66 x 3.12)

BEDROOM THREE

10'7" x 9'8" (3.23 x 2.97)

BEDROOM FOUR

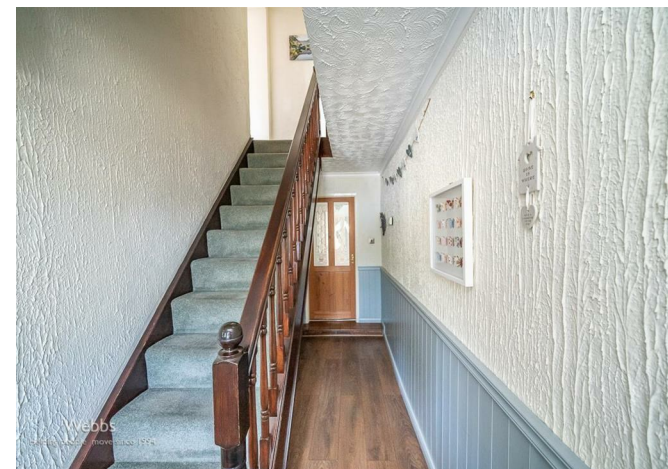
9'10" x 8'9" (3.02 x 2.67)

BATHROOM

ENCLOSED REAR GARDEN

AMPLE OFF ROAD PARKING

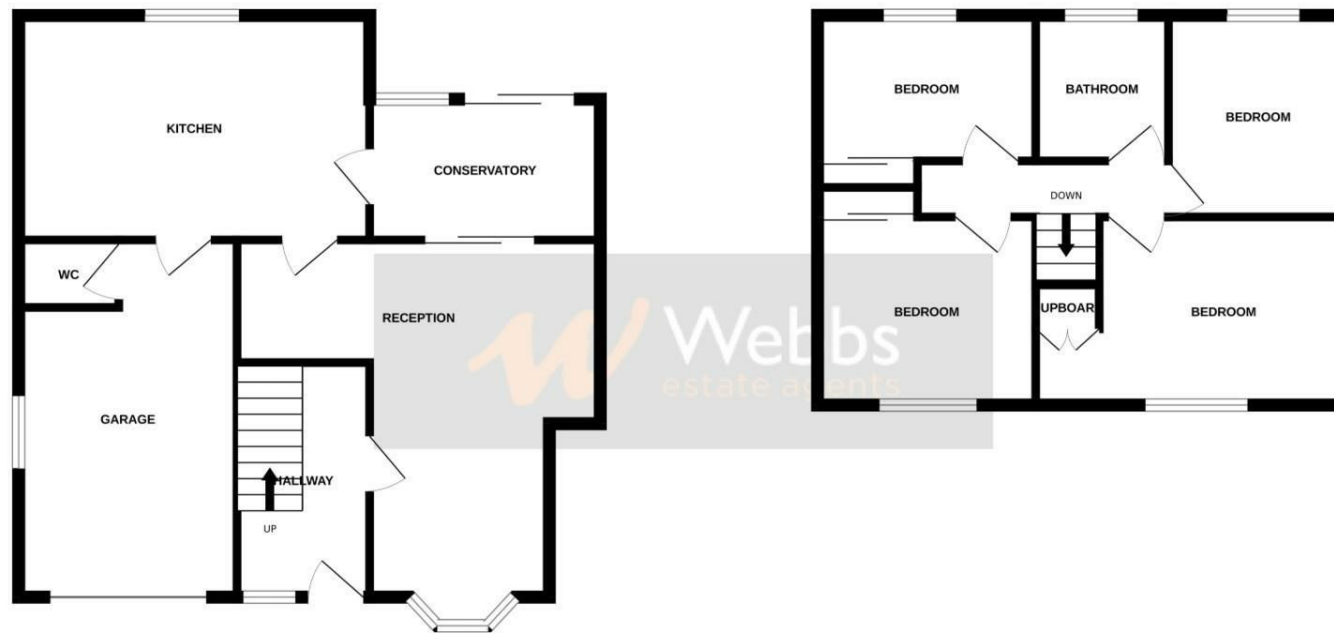
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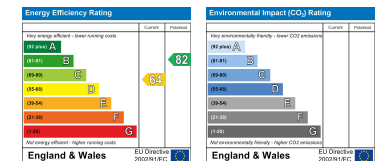
GROUND FLOOR

1ST FLOOR



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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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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