



Webbs

Helping people move since 1994

**Church Hill | Cannock | WS12 1BD**

**Asking Price £290,000**

 **Webbs**  
estate agents

## Summary

**\*\* WOW \*\* STUNNING SHOW HOME STANDARD \*\* THREE BED DETACHED \*\* TWO RECEPTION ROOMS \*\* GREAT SIZED LOUNGE \*\* BEAUTIFUL VIEWS \*\* OFF ROAD PARKING \*\* GARAGE \*\* SUMMER HOUSE \*\***

WEBBS ESTATE AGENTS are delighted to welcome to market the truly Stunning Church Hill . As soon as you walk in you will feel right at home . Church Hill is beautifully decorated and well proportioned giving you the perfect blend of contemporary and versatile living . The property briefly comprises of an entrance hallway , spacious lounge, dining room, kitchen . One the first floor landing there is three good sized bedrooms and a family bathroom .

### EXTERNALLY

Church hill is ideally situated on a quiet road with no one over looking to the front . The drive provides ample parking for several vehicles . There is a very good sized garage taking care of all your storage needs or will equally house a car . The rear garden has been lovingly landscaped and has a newly fitted summer house . The garden is an absolute treat proving a peaceful space to relax and unwind after a long day at work

Location is a dream quaint mining town of Hednesford is just a short stroll for the door taking care of all your needs . The local schools are all within walking distance . Hednesford Hills which is an area of outstanding natural beauty is a short walk for the door .

**\*\* VIEWING IS ESSENTIAL TO APPRECIATE THE LOCATION AND CONDITION \*\***

## Key Features

- THREE BED DETACHED
- BEAUTIFULLY PRESENTED THROUGHOUT
- GARAGE
- PRIVATE DRIVE
- TWO RECEPTION ROOMS
- FRONT & REAR GARDENS
- SUMMER HOUSE
- WALKING DISTANCE TO HEDNESFORD HILLS

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

15'2" x 10'5" (4.626 x 3.197 )

### DINING ROOM

9'10" x 8'2" (3.017 x 2.495 )

### KITCHEN

12'10" x 8'0" (3.920 x 2.439 )

### FIRST FLOOR LANDING

### MASTER BEDROOM

12'11" x 8'9" (3.948 x 2.668 )

### BEDROOM TWO

12'4" x 8'8" (3.763 x 2.665 )

### BEDROOM THREE

9'4" x 7'7" (2.859 x 2.326 )

### FAMILY BATHROOM

### EXTERNALLY

### PRIVATE REAR GARDEN

### PRIVATE DRIVE

### GARAGE

### 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key average energy - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup>/year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup>/year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup>/year <b>F</b></p> <p>400+ kWh/m<sup>2</sup>/year <b>G</b></p>	<p>85</p>	<p>Key environmental impact - lower CO<sub>2</sub> emissions</p> <p>100-150 g/m<sup>2</sup>/year <b>A</b></p> <p>150-200 g/m<sup>2</sup>/year <b>B</b></p> <p>200-250 g/m<sup>2</sup>/year <b>C</b></p> <p>250-300 g/m<sup>2</sup>/year <b>D</b></p> <p>300-350 g/m<sup>2</sup>/year <b>E</b></p> <p>350-400 g/m<sup>2</sup>/year <b>F</b></p> <p>400+ g/m<sup>2</sup>/year <b>G</b></p>	<p>85</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC