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Brooke Road | Cannock | WS12 4HH
Offers Over £300,000



Summary

Webbs Estate Agents are delighted to present this three-bedroom detached bungalow, occupying a generous and private plot within a sought-after cul-de-sac on Brook Road, in a desirable area of Hednesford.

This well-maintained home offers spacious and versatile accommodation throughout, making it an ideal choice for those seeking comfortable single-storey living without compromising on space. Internally, the property briefly comprises an entrance porch leading into a wide and welcoming hallway, a spacious kitchen/breakfast room, and a bright, generously sized living room. To the rear, a conservatory provides an additional reception space, enjoying pleasant views over the garden. There are three well-proportioned bedrooms, including two excellent doubles and a larger-than-average third bedroom. A spacious family bathroom completes the accommodation, featuring a walk-in shower and offering scope for the installation of a bath if desired.

Externally, the bungalow sits on an impressive plot, benefiting from a high degree of privacy and a wraparound L-shaped garden. The outdoor space includes a paved sun terrace and a substantial lawned area. To the front, there is ample off-road parking for multiple vehicles, along with a large detached garage, which exceeds the size of a standard single and is fitted with an electric up-and-over

Key Features

- DETACHED BUNGALOW
- CONSERVATORY
- DETACHED GARAGE AND DRIVEWAY
- SPACIOUS LOUNGE DINER
- CLOSE TO CANNOCK CHASE
- THREE BEDROOMS
- LARGE PLOT
- SOUGHT AFTER LOCATION
- BREAKFAST KITCHEN
- VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

BREAKFAST KITCHEN

11'10" x 11'8" (3.63 x 3.58)

SPACIOUS LOUNGE DINER

17'8" x 11'8" (5.41 x 3.58)

CONSERVATORY

15'2" x 7'6" (4.64 x 2.31)

BEDROOM ONE

11'10" x 11'10" (3.63 x 3.63)

BEDROOM TWO

11'10" x 9'6" (3.63 x 2.91)

BEDROOM THREE

9'6" x 7'1" (2.91 x 2.16)

SHOWER ROOM

9'0" x 8'6" (2.75 x 2.61)

DETACHED GARAGE AND DRIVEWAY

19'4" x 10'7" (5.91 x 3.25)

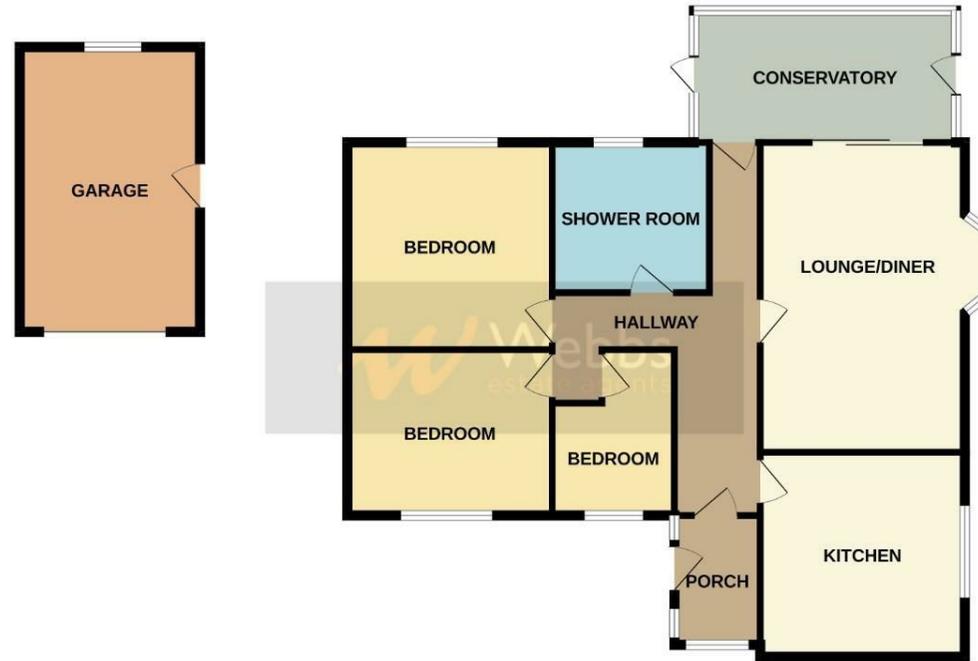
FRONT SIDE AND REAR GARDENS

IDENTIFICATION CHECKS - C





GROUND 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - best energy costs 100-105 kWh/m ² /year A	86	Best environmental impact - best CO ₂ emissions 100-105 gCO ₂ /m ² /year A	86
105-110 kWh/m ² /year B	72	105-110 gCO ₂ /m ² /year B	72
110-115 kWh/m ² /year C		110-115 gCO ₂ /m ² /year C	
115-120 kWh/m ² /year D		115-120 gCO ₂ /m ² /year D	
120-125 kWh/m ² /year E		120-125 gCO ₂ /m ² /year E	
125-130 kWh/m ² /year F		125-130 gCO ₂ /m ² /year F	
130-135 kWh/m ² /year G		130-135 gCO ₂ /m ² /year G	
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150-155 kWh/m ² /year G		150-155 gCO ₂ /m ² /year G	
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165-170 kWh/m ² /year G		165-170 gCO ₂ /m ² /year G	
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