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Station Road | Cannock | WS12 4DN

£300,000

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## Summary

SHOW HOME STANDARD DETACHED BUNGALOW – TOWN CENTRE LOCATION – THREE BEDROOMS – STYLISH REFITTED KITCHEN & BATHROOM – CONSERVATORY – LANDSCAPED REAR GARDEN – GARAGE & REAR DRIVEWAY PARKING – EXCELLENT TRANSPORT LINKS – EARLY VIEWING ESSENTIAL

Webbs Estate Agents are delighted to present this simply stunning detached bungalow, ideally situated within walking distance of Hednesford Town Centre and the train station. Offering easy access to Cannock Chase, excellent commuter links and a wide range of local amenities, this beautifully maintained home perfectly combines convenience with high-quality living.

Internally, the accommodation briefly comprises an inviting entrance hallway, a spacious lounge featuring a walk-in bay window, three generous bedrooms, and a stylishly refitted contemporary bathroom. The impressive modern kitchen has been thoughtfully redesigned to an exceptional standard, creating a practical yet elegant space. The principal bedroom further benefits from double doors opening into a bright conservatory, providing an ideal space to relax while overlooking the rear garden.

Externally, the property boasts a landscaped and enclosed rear garden, perfect for both entertaining and everyday enjoyment. Ample off-road parking is provided to the rear via a driveway and garage. To the front, a walled garden laid mainly to lawn enhances the home's attractive kerb appeal.

Early viewing is strongly advised to avoid disappointment.

## Key Features

- SHOW HOME STANDARD
- THREE BEDROOMS
- SPACIOUS LOUNGE
- LANDSCAPED REAR GARDEN
- CLOSE TO CANNOCK CHASE
- DETACHED BUNGALOW
- REFITTED BATHROOM
- STUNNING MODERN KITCHEN
- PARKING AT THE REAR
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

13'9" x 13'4" (4.19m x 4.06m)

### MODERN KITCHEN

13'1" x 9'7" (3.99m x 2.92m)

### BEDROOM ONE

12'7" x 9'10" (3.84m x 3.00m)

### BEDROOM TWO

11'9" x 9'10" (3.58m x 3.00m)

### DINING ROOM/BEDROOM THREE

9'10" x 7'10" (3.00m x 2.39m)

### REFITTED BATHROOM

7'9" x 6'0" (2.36m x 1.83m)

### CONSERVATORY

6'2" x 5'10" (1.88m x 1.78m)

### LANDSCAPED REAR GARDEN

### SINGLE GARAGE AT THE REAR

### FRONT DRIVEWAY





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This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

## Floor Plan

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
Best Available - lowest energy costs <b>100%</b> <b>A</b>		Best Available - lowest CO <sub>2</sub> emissions <b>100%</b> <b>A</b>	
92-95% <b>B</b>		92-95% <b>B</b>	
82-91% <b>C</b>		82-91% <b>C</b>	
72-81% <b>D</b>		72-81% <b>D</b>	
62-71% <b>E</b>		62-71% <b>E</b>	
52-61% <b>F</b>		52-61% <b>F</b>	
42-51% <b>G</b>		42-51% <b>G</b>	
1-41% <b>H</b>		1-41% <b>H</b>	
1-41% <b>I</b>		1-41% <b>I</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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