



Broadway | Cannock | WS12 4HP

Offers In The Region Of £280,000



## Summary

**\*\*EXTENDED REFITTED SEMI DETACHED HOME \*\* FOUR BEDROOMS \*\* SPACIOUS LOUNGE DINER \*\* CLOSE TO CANNOCK CHASE \*\* SHOPS AND AMENITIES \*\* AMPLE OFF ROAD PARKING \*\* TWO BATHROOMS \*\* LARGE REAR GARDEN \*\***

Webbs Estate Agents are delighted to present this well-proportioned four-bedroom semi-detached home, ideally situated in the sought-after area of Hednesford, Cannock. Upon entering the property, you are welcomed into a spacious living room. The ground floor also features a bedroom, a modern shower room, and a fitted kitchen with access to the rear garden.

Upstairs, the property offers three additional bedrooms along with a family bathroom, providing ample space for a growing family.

Externally, the home boasts a driveway to the front and a generous rear garden. Conveniently located, the property is within easy reach of local amenities, reputable schools, and excellent transport links.

## Key Features

- EXTENDED AND REFITTED
- LARGE DRIVEWAY
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- GROUND FLOOR BATHROOM
- LARGE REAR GARDEN
- LARGE LOUNGE DINER
- CLOSE TO CANNOCK CHASE
- FOUR BEDROOMS
- MODERN KITCHEN
- VIEWING ADVISED

## Rooms and Dimensions

### Living Room

16'0" x 22'4" (4.90 x 6.83)

### Kitchen

6'6" x 8'7" (1.99 x 2.62)

### Downstairs Bathroom

2'5" x 6'7" (0.74 x 2.03)

### Bedroom

9'8" x 10'11" (2.96 x 3.35)

### Bedroom

7'8" x 10'9" (2.35 x 3.28)

### Bedroom

8'0" x 7'9" (2.45 x 2.37)

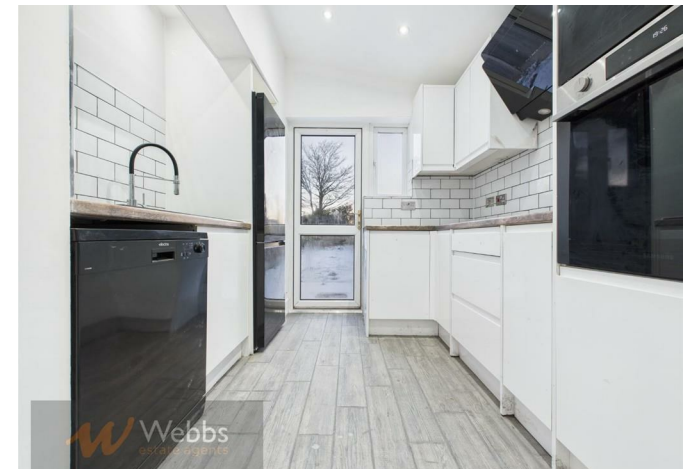
### Bedroom

7'9" x 8'7" (2.38 x 2.64)

### Bathroom

5'11" x 4'9" (1.81 x 1.47)

### 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	
Score	Band	Score	Band
105-120	A	105-120	A
81-104	B	81-104	B
65-80	C	65-80	C
49-64	D	49-64	D
33-48	E	33-48	E
17-32	F	17-32	F
1-16	G	1-16	G

EU Directive 2002/91/EC

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