



Millicent Close | Hednesford | WS12 4BJ

Offers In The Region Of £175,000



Summary

LARGE PLOT | SOUGHT-AFTER LOCATION | CONSERVATORY | MODERN KITCHEN | CLOSE TO HEDNESFORD TOWN CENTRE | GENEROUS DRIVEWAY & REAR GARDEN | DOUBLE BEDROOM | WET ROOM | VIEWING HIGHLY RECOMMENDED

Webbs Estate Agents are delighted to present this spacious and well-maintained semi-detached bungalow, occupying a generous plot with excellent potential for extension (subject to planning permission). Ideally situated, the property offers convenient access to Hednesford Town Centre, the train station, and a range of local shops and amenities.

The accommodation briefly comprises an inviting entrance hallway, a spacious lounge with patio doors leading into a bright conservatory, and a modern fitted kitchen with space for appliances and access to the rear garden. The property further benefits from a well-proportioned double bedroom and a contemporary wet room.

Externally, the home boasts a substantial rear garden with a side patio area, along with a large driveway providing ample off-road parking for multiple vehicles. Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Key Features

- ENVIABLE SIZED PLOT
- LARGE FRONT, SIDE AND REAR GARDENS
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- MODERN KITCHEN
- WET ROOM
- DOUBLE BEDROOM
- SOUGHT AFTER LOCATION
- CONSERVATORY
- SPACIOUS LOUNGE
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

SPACIOUS LOUNGE

12'1" x 11'9" (3.685 x 3.600)

CONSERVATORY

12'3" x 9'6" (3.753 x 2.897)

MODERN KITCHEN

8'11" x 6'5" (2.726 x 1.969)

DOUBLE BEDROOM

11'11" x 10'0" (3.635 x 3.059)

WET ROOM

6'3" x 5'7" (1.924 x 1.704)

LARGE SIDE AND REAR GARDEN

ENVIABLE DRIVEWAY

IDENTIFICATION CHECKS - C





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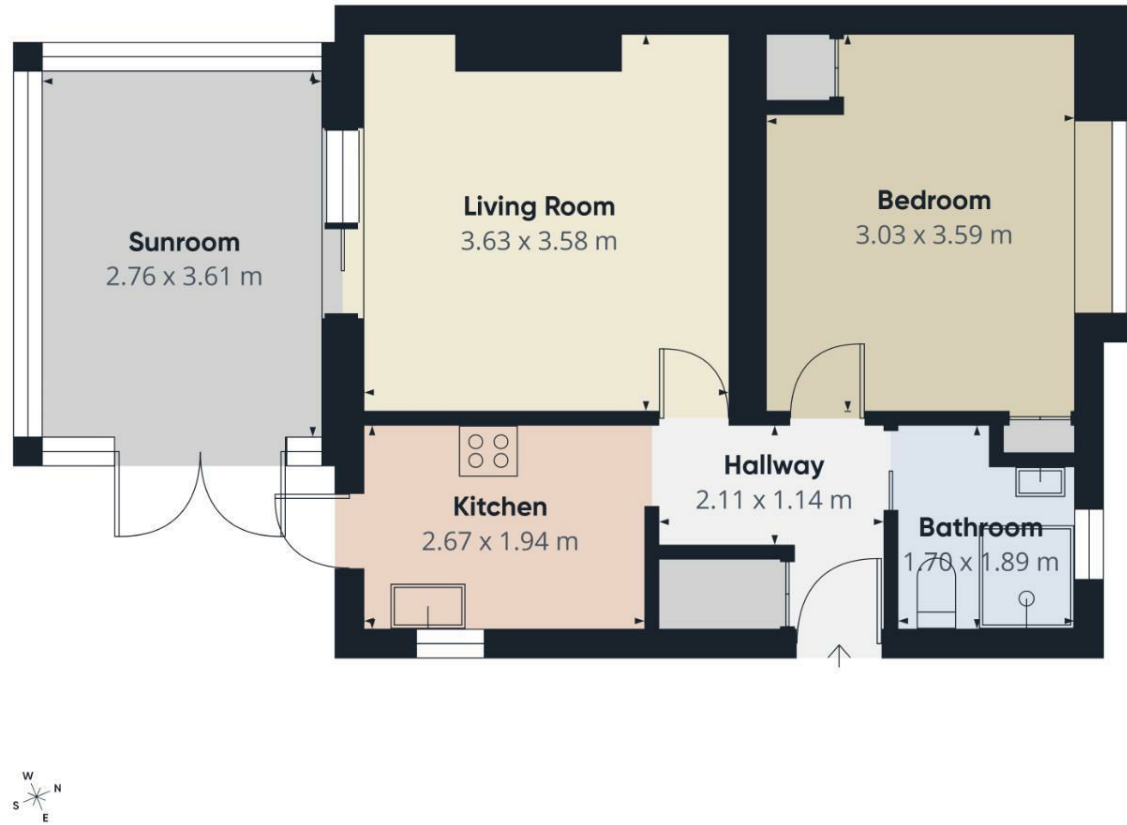
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Approximate total area⁽¹⁾
47.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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
<p>Key Average Energy Use - lower energy costs</p> <p>100 kWh/m² A</p> <p>105 kWh/m² B</p> <p>110 kWh/m² C</p> <p>115 kWh/m² D</p> <p>120 kWh/m² E</p> <p>125 kWh/m² F</p> <p>130 kWh/m² G</p>	<p>68</p> <p>51</p>	<p>Key Average CO₂ Emissions - lower CO₂ emissions</p> <p>100 g/m² A</p> <p>105 g/m² B</p> <p>110 g/m² C</p> <p>115 g/m² D</p> <p>120 g/m² E</p> <p>125 g/m² F</p> <p>130 g/m² G</p>	<p>68</p> <p>51</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	