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**Bromley Close | Cannock | WS12 4QY**  
Asking Price £230,000

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## Summary

\*\* MODERN SEMI DETACHED HOME \*\* THREE BEDROOMS \*\* SPACIOUS LOUNGE \*\* CONSERVATORY WITH SOLID ROOF \*\* MODERN BREAKFAST KITCHEN \*\* EN-SUITE TO THE MASTER \*\* ENCLOSED REAR GARDEN \*\* AMPLE OFF ROAD PARKING \*\* VIEWING ADVISED \*\*

Beautifully presented and spacious semi-detached home offering convenient access to Hedgesford Town Centre and Train Station. Ideally located near Cannock Chase, with excellent schools and transport links, this versatile property is perfect for both first-time buyers and families.

The accommodation briefly comprises of an entrance hallway, a generous lounge with understairs storage cupboard and a modern breakfast kitchen leading to a conservatory with a solid roof—creating an ideal second reception room. A guest WC completes the ground floor.

Upstairs, there are three bedrooms and a family bathroom. The master bedroom benefits from an en-suite shower room, while bedroom three is currently used as a dressing room.

Outside, the property features an enclosed rear garden and ample off-road parking provided by a carport and driveway. Early viewing is highly recommended.

## Key Features

- WELL PRESENTED HOME
- EN-SUITE TO MASTER
- ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE
- CLOSE TO CANNOCK CHASE
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- MODERN KITCHEN DINER
- CONSERVATORY WITH SOLID ROOF
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE

18'1" x 13'11" (5.516 x 4.248)

### MODERN KITCHEN DINER

13'10" x 9'3" (4.223 x 2.826)

### CONSERVATORY WITH SOLID ROOF

14'9" x 8'11" (4.50 x 2.730)

### GUEST WC

### LANDING

### BEDROOM ONE

10'7" x 7'2" (3.248 x 2.208)

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

9'8" x 7'3" (2.957 x 2.225)

### BEDROOM THREE

9'1" x 6'5" (2.783 x 1.970)

### FAMILY BATHROOM

7'2" x 6'5" (2.206 x 1.968)

### ENCLOSED REAR GARDEN

### COVERED CAR PORT AND A DRIVEWAY

### IDENTIFICATION CHECKS - C

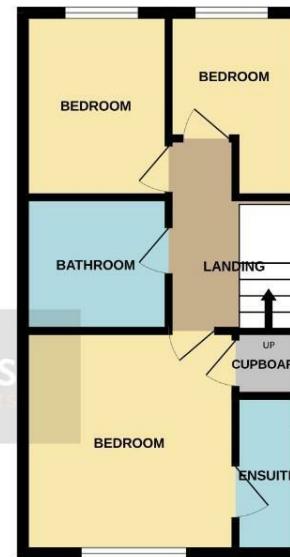




GROUND FLOOR



1ST FLOOR



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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 inaccuracy. The services and fixtures shown should be used at your own risk 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	72	78
21-41% A	21-41% A		
19-40% B	19-40% B		
15-40% C	15-40% C		
10-40% D	10-40% D		
5-40% E	5-40% E		
1-40% F	1-40% F		
0-40% G	0-40% G		
All energy efficient - lower running costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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