



Greenwood Park | Hednesford, Cannock | WS12 4DQ

Offers In The Region Of £325,000

 **Webbs**
estate agents

Summary

**** WOW ** DIRECT ACCESS TO CANNOCK CHASE ** SOUGHT AFTER CUL DE SAC LOCATION ** VIEWING IS ESSENTIAL ** LOVELY FAMILY HOME ** FOUR BEDROOMS ** FAMILY BATHROOM ** KITCHEN DINER ** CONSERVATORY ** UTILITY ROOM ** GUEST WC ** CONSERVATORY ** SPACIOUS LOUNGE ** DRIVEWAY ** GARAGE ** STUNNING FRONT & REAR GARDENS ****

Webbs Estate Agents have pleasure in offering this immaculately presented detached family home, situated in a sought after cul de sac location, backing onto Cannock Chase, being close to all local amenities, shops and schools.. Briefly comprising: hallway, spacious lounge, fully fitted kitchen-diner, conservatory, utility and guest WC. To the first floor there is a landing leading to four well portioned bedrooms and a family bathroom. Externally the property offers a private tarmac driveway with parking for two/three vehicles, integral garage and landscaped front and rear gardens. The property benefits from UPVC double glazing and central heating through out..

Key Features

- POPULAR LOCATION
- VIEWING ADVISED
- FOUR BEDROOMS
- KITCHEN DINER, UTILITY
- LANDSCAPED GARDENS
- BACKING ONTO CANNOCK CHASE
- WELL PRESENTED TROUGHOUT
- FAMILY BATHROOM
- LOUNGE, CONSERVATORY
- GARAGE & DRIVEWAY

Rooms and Dimensions

AWAITING VENDOR APPROVAL

ENTRANCE HALLWAY

SPACIOUS LOUNGE

12'9" x 14'3" (3.91m x 4.36m)

KITCHEN DINER

16'2" x 10'10" (4.93m x 3.31m)

CONSERVATORY

UTILITY ROOM

GUEST WC

LANDING

BEDROOM ONE

13'11" x 9'4" (4.25m x 2.85m)

BEDROOM TWO

7'10" x 13'4" (2.41m x 4.08m)

BEDROOM THREE

8'11" x 8'11" (2.73m x 2.72m)

BEDROOM FOUR

(6'11" x 8'11" ((2.12m x 2.72m)

FAMILY BATHROOM

INTEGRAL GARAGE

LANDSCAPED FRONT & REAR GARDENS

PRIVATE DRIVEWAY

Material Information WB

COAL MINING

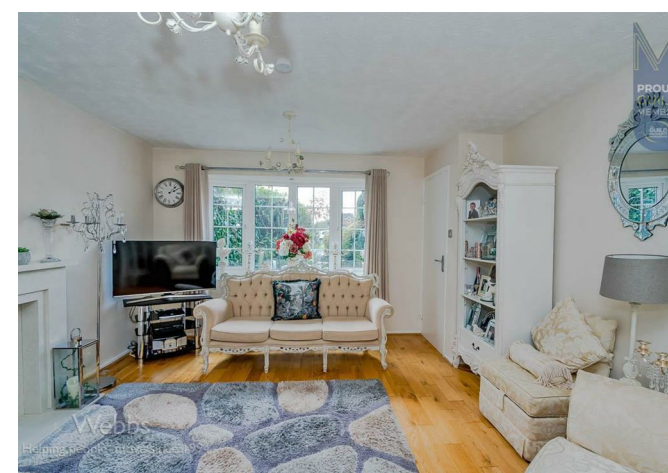
CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES





Greenwood Park, Hednesford

Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

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 Cost - lower energy costs</p> <p>100-150 £/year A</p> <p>150-200 £/year B</p> <p>200-250 £/year C</p> <p>250-300 £/year D</p> <p>300-350 £/year E</p> <p>350-400 £/year F</p> <p>400-450 £/year G</p>	<p>66</p> <p>81</p>	<p>Key Average CO₂ Emissions - lower CO₂ emissions</p> <p>100-150 g/kWh A</p> <p>150-200 g/kWh B</p> <p>200-250 g/kWh C</p> <p>250-300 g/kWh D</p> <p>300-350 g/kWh E</p> <p>350-400 g/kWh F</p> <p>400-450 g/kWh G</p>	<p>66</p> <p>81</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC