



Webbs

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Kinross Avenue | Cannock | WS12 4SB

Offers In Excess Of £340,000



Summary

**** DETACHED HOME ** FOUR BEDROOMS ** POPULAR LOCATION ** TWO SPACIOUS RECEPTION ROOMS ** LARGE CONSERVATORY ** MODERN BREAKFAST KITCHEN ** ENCLOSED REAR GARDEN ** EXCELLENT SCHOOL CATCHMENTS ** IDEAL FOR CANNOCK CHASE ** VIEWING ADVISED ****
Webbs Estate Agents are pleased to offer for sale a detached home within excellent school catchments, ideal for Cannock Chase, Hednesford Town Centre and Train Station.

In brief consisting of an entrance hallway, two generous reception rooms, large conservatory with glass roof, a modern breakfast kitchen and a guest WC.

To the first floor there are four bedrooms and a family bathroom, externally the property has an enclosed rear garden with gated access to the front driveway and a single garage providing ample off-road parking.

VIEWING ADVISED

Key Features

- DETACHED FAMILY HOME
- THROUGH LOUNGE DINER
- EXCELLENT SCHOOL CATCHMENTS
- IDEAL FOR CANNOCK CHASE
- GARAGE AND DRIVEWAY
- FOUR BEDROOMS
- ENCLOSED REAR GARDEN
- LARGE CONSERVATORY
- CLOSE TO HEDNESFORD TOWN CENTRE AND TRAIN STATION
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

DOWNSTAIRS WC

LOUNGE

16'11" x 11'5" (5.16 x 3.48)

DINING ROOM

11'5" x 10'0" (3.48 x 3.07)

CONSERVATORY

13'3" x 10'7" (4.04 x 3.25)

MODERN FITTED KITCHEN

13'10" x 8'2" (4.22 x 2.51)

LANDING

BEDROOM 1

11'6" x 11'5" (3.51 x 3.48)

ENSUITE

BEDROOM 2

11'8" x 10'7" (3.56 x 3.25)

BEDROOM 3

8'9" x 7'8" (2.69 x 2.36)

BEDROOM 4

8'9" x 8'5" (2.69 x 2.57)

FAMILY BATHROOM

FRONT AND REAR GARDEN

GARAGE

18'0" x 8'5" (5.49 x 2.57)

COAL MINING

CONNECTIVITY:

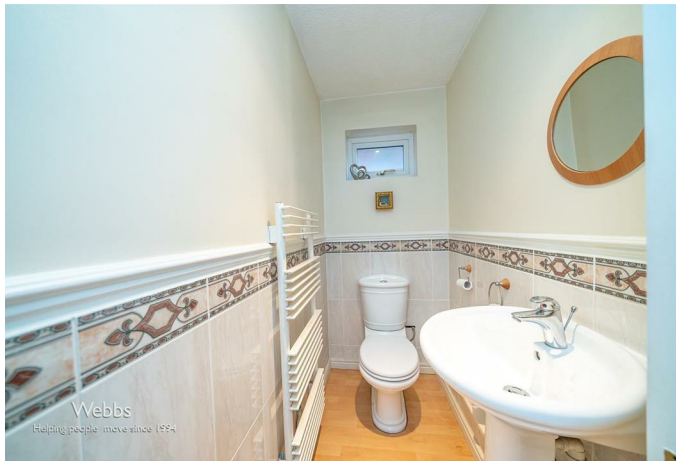
PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES





GROUND FLOOR

1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such 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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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
100.00	100.00	100.00	100.00
95.00	95.00	95.00	95.00
90.00	90.00	90.00	90.00
85.00	85.00	85.00	85.00
80.00	80.00	80.00	80.00
75.00	75.00	75.00	75.00
70.00	70.00	70.00	70.00
65.00	65.00	65.00	65.00
60.00	60.00	60.00	60.00
55.00	55.00	55.00	55.00
50.00	50.00	50.00	50.00
45.00	45.00	45.00	45.00
40.00	40.00	40.00	40.00
35.00	35.00	35.00	35.00
30.00	30.00	30.00	30.00
25.00	25.00	25.00	25.00
20.00	20.00	20.00	20.00
15.00	15.00	15.00	15.00
10.00	10.00	10.00	10.00
5.00	5.00	5.00	5.00
0.00	0.00	0.00	0.00