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Marconi Place | Hednesford, Cannock | WS12 4RD

Open To Offers £220,000



Summary

**** CLOSE TO CANNOCK CHASE ** THREE BEDROOMS ** KITCHEN DINER ** IDEAL FOR HEDNESFORD TOWN AND TRAIN STATION ** SPACIOUS LOUNGE ** GARAGE AND DRIVEWAY ** ENCLOSED REAR GARDEN ** EXCELLENT LOCATION ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a spacious home, close to Cannock Chase, Hednesford Town Centre, Train Station and having excellent transport links.

In brief consisting of entrance hallway, spacious lounge and kitchen diner, the first floor has three bedrooms and a family bathroom.

Externally the property has an enclosed rear garden, ample off-road parking is provided by garage and driveway, viewing via vendor on 01543 468846

Key Features

- SEMI DETACHED HOUSE
- KITCHEN/DINER
- 3 BEDROOMS
- REAR GARDEN
- FIELD VIEWS
- HALLWAY, LOUNGE
- PLAYROOM/GARAGE
- SHOWER ROOM
- CLOSE TO CANNOCK CHASE
- CUL DE SAC LOCATION

Rooms and Dimensions

HALLWAY

LOUNGE

13'6" x 11'6" (4.11m x 3.51m)

KITCHEN/DINER

14'6" x 10'1" (4.42m x 3.07m)

PLAYROOM/GARAGE

22'4" x 7'8" (6.81m x 2.34m)

LANDING

BEDROOM 1

12'4" x 8'6" (3.76m x 2.59m)

BEDROOM 2

11'2" x 8'6" (3.40m x 2.59m)

BEDROOM 3

8'7" x 6'1" (2.62m x 1.85m)

SHOWER ROOM

ENCLOSED REAR GARDEN

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
Best energy efficiency - lowest energy costs 100-120 kWh/m ² /year A	82	Best environmental impact - lowest CO ₂ emissions 100-120 g/m ² /year A	
120-135 kWh/m ² /year B	65	120-135 g/m ² /year B	
135-150 kWh/m ² /year C		135-150 g/m ² /year C	
150-170 kWh/m ² /year D		150-170 g/m ² /year D	
170-200 kWh/m ² /year E		170-200 g/m ² /year E	
200-250 kWh/m ² /year F		200-250 g/m ² /year F	
250-300 kWh/m ² /year G		250-300 g/m ² /year G	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	