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**Marconi Place | Hednesford, Cannock | WS12 4RD**  
**Offers In Excess Of £200,000**

 **Webbs**  
estate agents



## Summary

**\*\* MOTIVATED SELLER \*\* 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
- THREE BEDROOMS
- REAR GARDEN
- FIELD VIEWS
- HALLWAY, LOUNGE
- PLAYROOM/GARAGE
- SHOWER ROOM
- CLOSE TO CANNOCK CHASE
- CUL DE SAC LOCATION

## Rooms and Dimensions

### HALLWAY

### LOUNGE

13'5" x 11'6" (4.11m x 3.51m )

### KITCHEN/DINER

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

### UTILITY / 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)

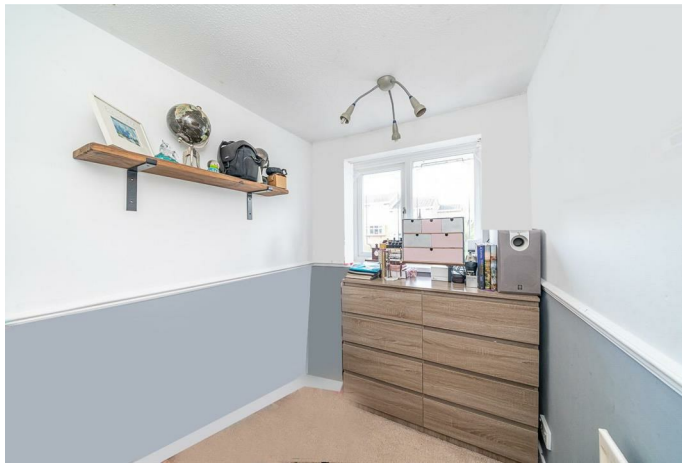
### SHOWER ROOM

### ENCLOSED REAR GARDEN

### PARKING

### Identification checks - C



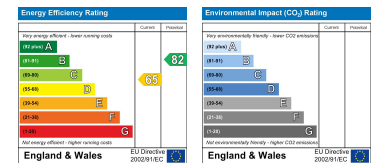






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: [sales@webbestateagents.co.uk](mailto:sales@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)