



Millpool Road | Hednesford, Cannock | WS12 4AB

Offers In The Region Of £270,000



Summary

**** SOUGHT AFTER LOCATION ** THREE BEDROOMS ** EXCELLENT SCHOOL CATCHMENTS ** WELL PRESENTED ** REFITTED MODERN KITCHEN DINER ** LARGE L SHAPED PLOT ** CLOSE TO TOWN CENTRE AND TRAIN STATION ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer a very well-presented and spacious home, close to Hednesford Town Centre and Train Station, excellent school catchments and only a short distance away from Cannock Chase. In brief consisting of an entrance hallway, guest WC, modern lounge, a refurbished modern kitchen diner with patio doors to the large L-shaped mature rear garden with patio seating area and side access to the front. To the first floor there are three generous bedrooms and a refitted modern four-piece family bathroom, ample off-road parking is provided by garage and driveway, EARLY VIEWING WILL BE ESSENTIAL TO AVOID DISAPPOINTMENT.

Key Features

- WELL PRESENTED
- LARGE L SHAPED REAR GARDEN
- CLOSE TO CANNOCK CHASE
- IDEAL FOR TOWN CENTRE AND TRAIN STATION
- VIEWING STRONGLY ADVISED
- THREE BEDROOMS
- MODERN LOUNGE
- REFITTED MODERN KITCHEN DINER
- EXCELLENT SCHOOL CATCHMENTS

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

MODERN LOUNGE

11'11" x 10'11" (3.646 x 3.343)

REFITTED MODERN KITCHEN DINER

17'8" x 11'8" (5.402 x 3.557)

LANDING

BEDROOM ONE

13'5" x 10'4" (4.095 x 3.167)

BEDROOM TWO

11'11" x 9'4" (3.650 x 2.870)

BEDROOM THREE

8'9" x 8'2" (2.692 x 2.509)

MODERN REFITTED FOUR PIECE FAMILY BATHROOM

7'9" x 6'7" (2.371 x 2.018)

SINGLE GARAGE AND DRIVEWAY

18'1" x 9'3" (5.528 x 2.823)

LARGE L SHAPED REAR GARDEN





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 Available Energy - lower energy costs 100-125 kWh/m ² /year 125-150 kWh/m ² /year 150-175 kWh/m ² /year 175-200 kWh/m ² /year 200-225 kWh/m ² /year 225-250 kWh/m ² /year 250-300 kWh/m ² /year 300+ kWh/m ² /year A B C D E F G	83	Best Available Energy - lower CO ₂ emissions 100-125 g/m ² /year 125-150 g/m ² /year 150-175 g/m ² /year 175-200 g/m ² /year 200-225 g/m ² /year 225-250 g/m ² /year 250-300 g/m ² /year 300+ g/m ² /year A B C D E F G	83
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC