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West Hill Avenue | Cannock | WS12 4AP

£995 PCM

 Webbs
estate agents

Summary

Webbs Estate Agents proudly present a newly refurbished property, perfectly situated for convenient access to Hednesford Town Centre and Train Station. This charming residence boasts an enviable location with excellent school options, local amenities, and proximity to the stunning Cannock Chase.

In summary, the property features two spacious reception rooms, a modern kitchen, as well as a ground floor bathroom complete with a luxurious P-shaped bath and shower.

Upstairs, you'll find three generously sized bedrooms awaiting you. Outside, the property offers a large enclosed rear garden, perfect for outdoor enjoyment.

Viewing is highly recommended to truly appreciate the exceptional standard of finish and the superb location this property has to offer.

Key Features

- Fully refurbished to a high standard
- Convenient for train station and major road networks
- Excellent Schools
- Ground floor bathroom
- Popular location
- Three Bedrooms
- Large rear garden
- Modern kitchen
- Two large reception rooms
- Viewing advised

Rooms and Dimensions

PROPERTY DETAILS:

LOUNGE

13'5" x 11'10" (4.103 x 3.632)

DINING ROOM

13'7" x 13'5" (4.156 x 4.103)

MODERN REFITTED KITCHEN

8'11" x 6'9" (2.723 x 2.076)

MODERN GROUND FLOOR BATHROOM

7'3" x 5'10" (2.216 x 1.779)

BEDROOM 1

13'7" x 11'9" (4.146 x 3.603)

BEDROOM 2

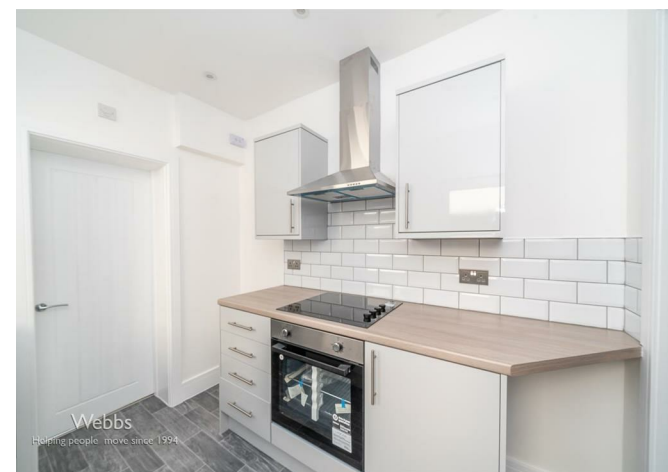
12'1" x 10'6" (3.684 x 3.213)

BEDROOM 3

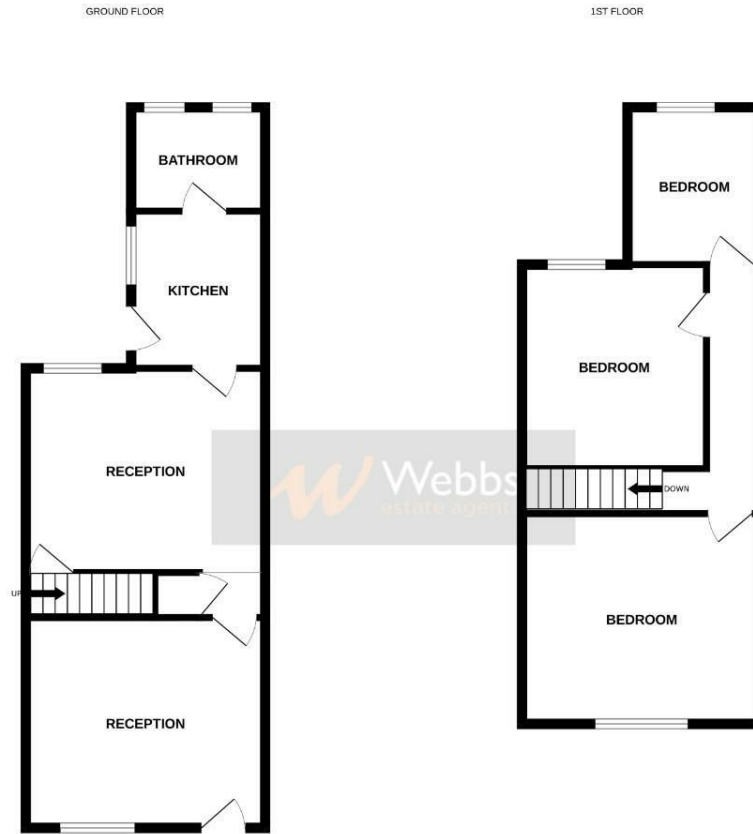
8'9" x 7'0" (2.669 x 2.136)

LARGE ENCLOSED REAR GARDEN

Please Note







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 misstatement. 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
Energy Efficiency: 85 Energy Efficiency Scale: A (15-18), B (18-28), C (29-39), D (40-49), E (50-59), F (60-69), G (70-79) Current: G (70-79), Potential: A (15-18)		Environmental Impact: 60 Environmental Impact Scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70) Current: G (61-70), Potential: A (1-10)	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	