



Bell Drive | Hednesford, Cannock | WS12 4RA

Offers In The Region Of £350,000



Summary

** EXTENDED DETACHED FAMILY HOME ** POPULAR QUIET CUL DE SAC LOCATION ** CLOSE TO CANNOCK CHASE ** CLOSE TO HEDNESFORD TOWN & TRAIN STATION ** FOUR GOOD SIZED BEDROOMS ** REFITTED FAMILY BATHROOM ** SPACIOUS LOUNGE ** KITCHEN DINER ** UTILITY ROOM ** CONSERVATORY ** GUEST WC ** PRIVATE GARDENS ** LARGER THAN AVERAGE GARAGE ** GENEROUS DRIVEWAY **

Webbs Estate Agents have pleasure in offering this deceptively spacious and extended family home, situated in a quiet cul de sac in the popular location of Hednesford, being close to all local amenities, Cannock Chase, Hednesford Town Centre and Train Station. In brief, this beautiful home comprises an entrance hallway, lounge, kitchen diner, conservatory, utility room and guest WC. On the first floor, the landing leads to four good-sized bedrooms and a family bathroom. The master bedroom has dual-aspect windows and plumbing for ensuite if required. Externally there is a private rear garden, larger than larger-than-average garage and a generous driveway providing ample off-road parking.

Key Features

Rooms and Dimensions

Entrance Hallway

Lounge

11'7 x 16'1 (3.53m x 4.90m)

Kitchen

17'10 x 10'7 (5.44m x 3.23m)

Conservatory

7'1 x 8'7 (2.16m x 2.62m)

Utility

6'11 x 10'2 (2.11m x 3.10m)

Guest WC

Garage

17'1 x 18'0 (5.21m x 5.49m)

Landing

Bedroom One

17'11 x 10'7 (5.46m x 3.23m)

Bedroom Two

15'2 x 8'6 (4.62m x 2.59m)

Bedroom Three

8'6 x 11'4 (2.59m x 3.45m)

Bedroom Four

9'1 x 5'11 (2.77m x 1.80m)

Bathroom

5'10 x 6'0 (1.78m x 1.83m)

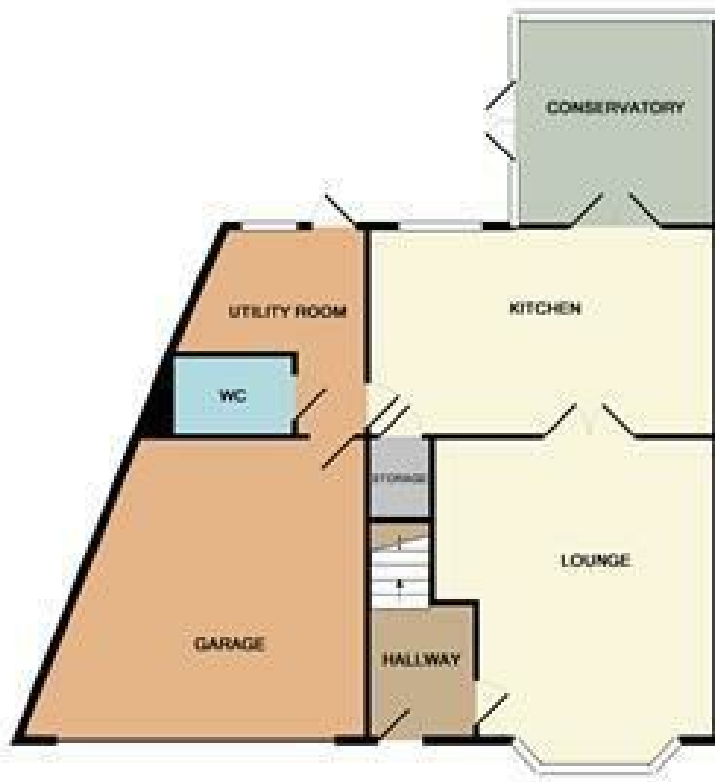
Driveway

Rear Garden

Identification checks - C







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 79 100-109 A 81-100 B 69-80 C 55-68 D 49-54 E 45-48 F 39-44 G	79	Best environmental impact - lower CO ₂ emissions 100 90-100 A 80-90 B 70-80 C 60-70 D 50-60 E 40-50 F 30-40 G	100
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales