



Stringers Hill | Hednesford, Cannock | WS12 1RE

Offers In Excess Of £315,000



Summary

**** EXTENDED DETACHED HOME ** OPEN VIEWS TO THE REAR ** LARGE LOUNGE DINER ** 3 BEDROOMS ** EN-SUITE TO MASTER ** MODERN BREAKFAST KITCHEN ** FRONT, SIDE AND REAR GARDENS ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** CLOSE TO CANNOCK CHASE ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a well presented and extended detached home, offering easy access to Cannock Chase, Hednesford Hills, Town Centre and Train Station, excellent schools and transport links make this a desirable location and property.

In brief consisting of entrance porch and hallway, guest WC, modern breakfast kitchen with some integrated appliances, the large lounge diner has been extended and overlooks the rear garden.

To the first floor there are three generous bedrooms, refitted family bathroom and en-suite to the master bedroom, externally the property has front, side and rear gardens with open views to the rear, ample off road parking is provided by a block paved driveway and single-garage.

VIEWING STRONGLY ADVISED

Key Features

- EXTENDED DETACHED HOME
- EN-SUITE TO MASTER BEDROOM
- LARGE LOUNGE DINER
- EXCELLENT SCHOOL CATCHMENTS
- FRONT, SIDE AND REAR GARDENS
- THREE BEDROOMS
- CLOSE TO CANNOCK CHASE
- MODERN BREAKFAST KITCHEN
- IDEAL FOR HEDNESFORD TOWN CENTRE AND TRAIN STATION
- VIEWING ESSENTIAL

Rooms and Dimensions

Porch

Hallway

Kitchen

8'3" x 13'0" (2.54 x 3.98)

Guest W/C

2'7" x 4'0" (0.80 x 1.23)

Lounge

13'6" x 10'11" (4.14 x 3.34)

Dining Room

11'8" x 7'3" (3.58 x 2.23)

Landing

Bathroom

5'10" x 8'3" (1.79 x 2.54)

Bedroom One

20'1" x 10'7" x 5'4" (6.13 x 3.25 x 1.63)

Ensuite

5'6" x 7'1" (1.69 x 2.18)

Bedroom Two

15'1" x 7'5" (4.60 x 2.28)

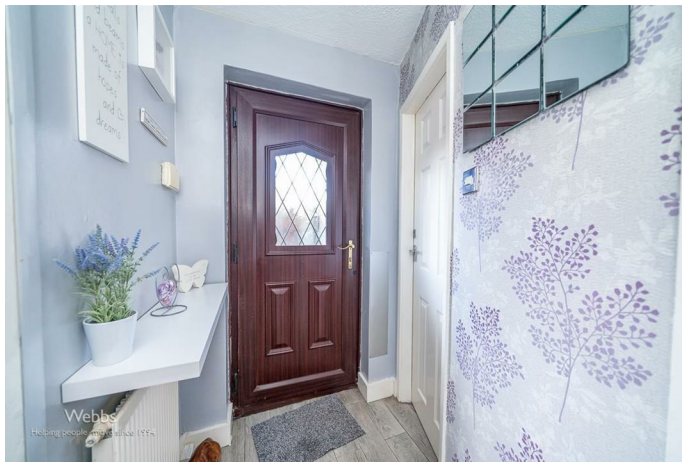
Bedroom Three

8'10" x 12'9" (2.70 x 3.91)

Driveway

Rear Garden





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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 - lower energy costs 100-120 kWh/m ² /year 120-135 kWh/m ² /year 135-150 kWh/m ² /year 150-165 kWh/m ² /year 165-180 kWh/m ² /year 180-200 kWh/m ² /year 200+ kWh/m ² /year	66 80	Best environmental impact - lower CO ₂ emissions 100 g CO ₂ /m ² /year 100-125 g CO ₂ /m ² /year 125-150 g CO ₂ /m ² /year 150-175 g CO ₂ /m ² /year 175-200 g CO ₂ /m ² /year 200-225 g CO ₂ /m ² /year 225-250 g CO ₂ /m ² /year 250+ g CO ₂ /m ² /year	66 80
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC