



**Stafford Lane | Cannock | WS12 1LL**  
Offers In The Region Of £325,000



## Summary

**\*\* ENVIABLE CORNER PLOT \*\* THREE GENEROUS BEDROOMS \*\* TWO RECEPTION ROOMS \*\* EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS \*\* BREAKFAST KITCHEN \*\* UTILITY AND GUEST WC \*\* IDEAL FOR HEDNESFORD TOWN CENTRE AND CANNOCK CHASE \*\* PERFECT FOR EXTENTION SUBJECT TO PLANNING \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a detached family home set on an enviable corner plot offering the potential to extend subject to planning, excellent school catchments, ideal for Hednesford Town Centre and Train Station, also close to Cannock Chase.

In brief consisting of an entrance hallway, the lounge has an opening into the dining room, the breakfast kitchen provides access to a large utility room, guest WC and integral garage.

To the first floor there are three generous bedrooms and four-piece bathroom, externally the property has enclosed rear garden with side gated access to the side and front of the property, ample off-road parking is provided by the garage and driveways.

VIEWING STRONGLY ADVISED TO FULLY APPRECIATE THE SIZE, POTENTIAL AND LOCATION OF THE PROPERTY ON OFFER.

## Key Features

- ENVIABLE CORNER PLOT
- FOUR PIECE BATHROOM
- IDEAL FOR EXTENTION SUBJECT TO PLANNING
- UTILITY AND GUEST WC
- CLOSE TO LOCAL SHOPS AND AMENITIES
- THREE GENEROUS BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

18'0" x 7'8" (5.506 x 2.356)

### LOUNGE AND DINING ROOM

24'4" x 11'3" ( 7.442 x 3.434)

### LOUNGE AREA

12'9" x 12'10" (3.904 x 3.926)

### DINING ROOM

11'3" x 9'5" (3.434 x 2.885)

### BREAKFAST KITCHEN

11'0" x 9'4" (3.367 x 2.860)

### UTILITY ROOM

11'2" x 8'3" (3.404 x 2.532)

### GUEST WC

### INTEGRAL GARAGE

17'3" x 9'0" (5.273 x 2.761)

### LANDING

### BEDROOM ONE

12'11" x 12'8" (3.950 x 3.865)

### BEDROOM TWO

12'9" x 11'1" (3.893 x 3.382)

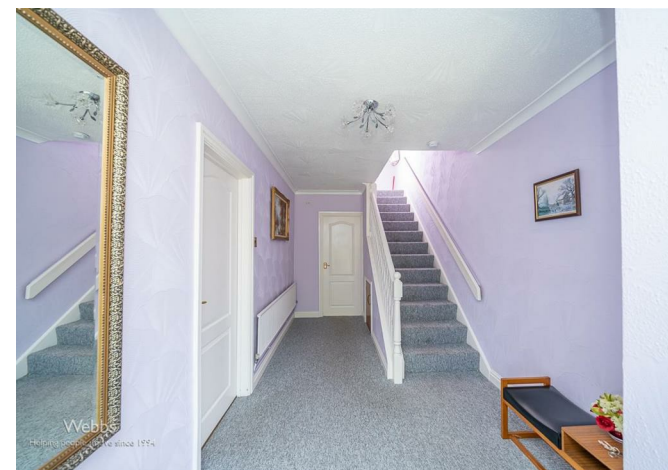
### BEDROOM THREE

8'1" x 7'9" (2.464 x 2.380)

### FOUR PIECE FAMILY BATHROOM

9'1" x 5'2" (2.784 x 1.595)

### FRONT, SIDE AND ENCLOSED 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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