



**Rawnsley Road | Hednesford, Cannock | WS12 1RB**

**Offers In The Region Of £350,000**





## Summary

**\*\* WOW \*\* STUNNING & DECEPTIVELY SPACIOUS \*\* DOUBLE FRONTED DETACHED BUNGALOW \*\* TWO DOUBLE BEDROOMS \*\* LOUNGE/DINER \*\* FULLY FITTED KITCHEN \*\* BOASTING A BEAUTIFUL NEWLY FITTED BATHROOM \*\* CONSERVATORY \*\* FULLY ENCLOSED REAR GARDEN \*\* GARAGE \*\* OFFICE/GYM \*\* BACKING ONTO HEDNESFORD HILLS \*\* WALKING DISTANCE OF CANNOCK CHASE \*\* WALKING DISTANCE TO ALL LOCAL AMENITIES \*\* COULD EASILY BE RECONFIGURED INTO A THREE BED .**

WEBBS ESTATE AGENTS are excited to present this DECEPTIVELY SPACIOUS detached family home, situated in a highly sought-after location, with direct access to CANNOCK CHASE This beautifully presented family home, briefly comprises: an entrance hallway, an open-plan lounge-diner, a fully fitted kitchen , conservatory, newly fitted bathroom , TWO DOUBLE BEDROOMS . There is plenty of scope to convert to a THREE BED . Externally there is a private driveway providing ample off-road parking and to the rear, there is a STUNNING landscaped rear garden with direct access and over looking Hednesford Hills . The property also boasts a garage with a converted building which is a versatile space and could be used as an office, gym currently used as a utility . INTERNAL VIEWING IS PARAMOUNT

## Key Features

- IMMACULATE TWO BED DETACHED BUNGALOW
- NEWLY FITTED BATHROOM
- FRONT TO BACK LOUNGE/DINER
- ENCLOSED TWO TIERD GARDEN
- WALKING DISTANCE OF CANNOCK CHASE
- ELEGANT ENTRANCE HALLWAY
- CONSERVATORY
- OFFICE/GYM
- HEDNESFORD HILLS TO THE REAR
- WALKING DISTANCE OF HEDNESFORD TRAIN STATION

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

### ENTRANCE PORCH

### GRAND ENTRANCE HALLWAY

21'5" x 6'3" (6.548 x 1.927)

### LOUNGE/DINER

25'2" x 11'8" (7.69 x 3.574)

### MASTER BEDROOM

11'8" x 11'10" (3.572 x 3.623)

### BEDROOM TWO/DRESSING ROOM

22'2" x 10'3" (6.76 x 3.146)

### BATHROOM

9'10" x 8'7" (3.00 x 2.637)

### KITCHEN

11'0" x 8'11" (3.355 x 2.725)

### CONSERVATORY

7'10" x 6'7" (2.400 x 2.021)

### EXTERNALLY

### BEAUTIFUL LANDSCAPED TWO TIERD GARDEN

### GARAGE/STORAGE

### OFFICE/UTILITY ROOM/GYM

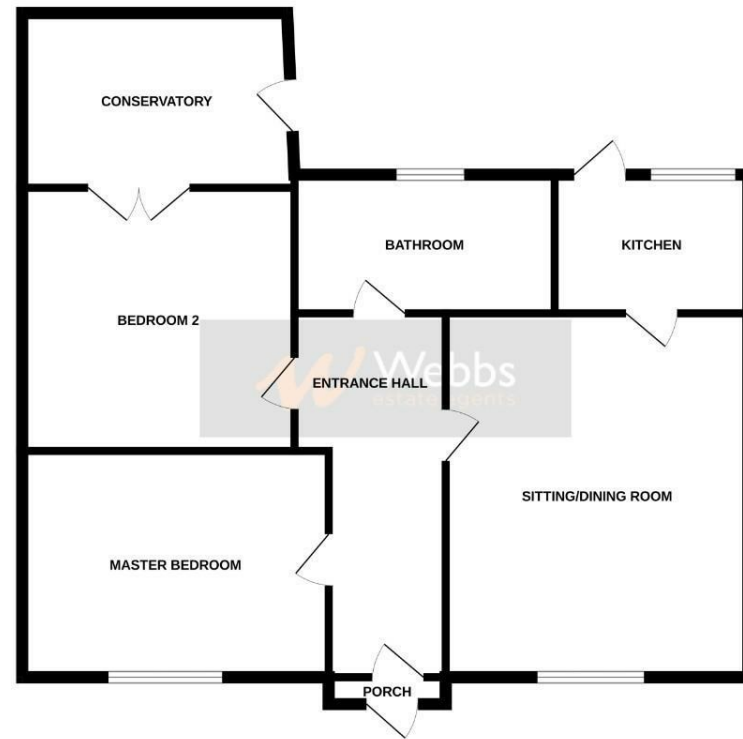
16'2" x 9'4" (4.950 x 2.852)





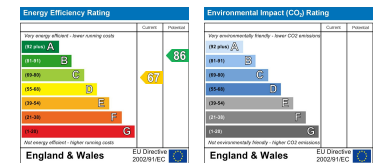


## GROUND FLOOR



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 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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153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: [sales@webbestateagents.co.uk](mailto:sales@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)