



Hednesford Road | Norton Canes, Cannock | WS11 9SA

Offers In The Region Of £219,950



Summary

**** STUNNING HOME ** TWO GENEROUS RECEPTION ROOMS ** MODERN REFITTED KITCHEN ** UTILITY AND GUEST WC ** PARKING AT THE REAR ** THREE BEDROOMS ** FIRST FLOOR SHOWER ROOM ** EXCELLENT TRANSPORT LINKS AND SCHOOLS ** IDEAL FOR CHASEWATER COUNTY PARK ** VIEWING ADVISED ****
Webbs Estate Agents are pleased to bring to the market a simply STUNNING home which has been tastefully refurbished by its current owners, offering easy access to local schools and excellent transport links, close to Chasewater County Park, local shops and amenities are all at hand.

In brief consisting of two generous reception rooms, modern refitted kitchen with an opening into the utility room and guest WC, the cellar provides ample storage space.

To the first floor the property has three bedrooms and a refitted modern shower room, externally the property has a courtyard garden with gated access to the drive and a garden to the rear of the property.

EARLY VIEWING WILL BE ESSENTIAL TO AVOID DISAPPOINTMENT

Key Features

- STUNNING HOME
- TWO RECEPTION ROOMS
- UTILITY AND GUEST WC
- STUNNING REFITTED KITCHEN
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- PARKING AT THE REAR OF THE PROPERTY
- FIRST FLOOR SHOWER ROOM
- VIEWING ADVISED

Rooms and Dimensions

FRONT RECEPTION ROOM

13'0" x 11'4" (3.967 x 3.460)

REAR RECEPTION ROOM

13'0" x 11'3" (3.982 x 3.448)

MODERN REFITTED KITCHEN

14'9" x 7'10" (4.508 x 2.396)

UTILITY ROOM

5'11" x 5'1" (1.820 x 1.557)

GUEST WC

CELLAR

LANDING

BEDROOM ONE

13'0" x 11'3" (3.979 x 3.449)

BEDROOM TWO

11'3" x 9'11" (3.453 x 3.026)

BEDROOM THREE

8'1" x 8'0" (2.478 x 2.443)

REFITTED SHOWER ROOM

7'0" x 4'8" (2.156 x 1.447)

COURTYARD GARDEN

PARKING VIA DRIVEWAY TO THE REAR

ENCLOSED REAR GARDEN

Identification checks - C





Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

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		Current	Potential
Key: energy efficient - lower running costs			
A	10-15		
B	16-20		
C	21-25		
D	26-30		
E	31-35		
F	36-40		
G	41-45		
Minimum efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Key: environmentally friendly - lower CO ₂ emissions			
A	10-15		
B	16-20		
C	21-25		
D	26-30		
E	31-35		
F	36-40		
G	41-45		
Minimum efficient - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	