



**Bond Way | Hednesford, Cannock | WS12 4SW**  
**Offers In Excess Of £250,000**





# Summary

**\*\* POPULAR LOCATION \*\* THREE BEDROOMS \*\* WELL PRESENTED \*\* THROUGH LOUNGE DINER \*\* MODERN KITCHEN \*\* CONSERVATORY \*\* UTILITY ROOM & GUET WC \*\* GARAGE \*\* LANDSCAPED REAR GARDENS \*\* CLOSE TO CANNOCK CHASE \*\* EXCELLENT SCHOOL CATCHMENTS \*\* QUIET CUL-DE-SAC \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a well-presented semi-detached home sitting on the edge of Cannock Chase, offering excellent school catchments, ideal for local shops, amenities, Town Centre and Train Station. In brief consisting of an entrance hallway, lounge, and dining room with patio doors to the conservatory which overlooks the landscaped rear garden, a modern-style kitchen with a pantry, utility room and guest WC. To the first floor, there are three bedrooms and a REFITTED shower room, externally the property has ample off-road parking, a landscaped rear garden a generous block paved driveway, VIEWING IS ADVISED

## Key Features

- SEMI DETACHED HOME
- VIEWING IS ESSENTIAL
- REFITTED SHOWER ROOM
- CONSERVATORY
- GENEROUS DRIVEWAY & GARAGE
- POPULAR LOCATION
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- UTILITY ROOM & GUEST WC
- LANDSCAPED REAR GARDEN

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

#### ENTRANCE HALLWAY

#### LOUNGE

12'5" x 11'10" (3.81m x 3.61m)

#### DINING ROOM

9'9" x 7'4" (2.99m x 2.24m)

#### CONSERVATORY

12'3" x 7'10" (3.74m x 2.41m)

#### KITCHEN

9'6" x 7'4" (2.91m x 2.26m)

#### UTILITY ROOM

10'5" x 7'3" (3.19m x 2.23m)

#### GUEST WC

### LANDING

#### BEDROOM ONE

10'5" x 9'1" (3.19m x 2.78m)

#### BEDROOM TWO

9'10" x 9'2" (3.01m x 2.81m)

#### BEDROOM THREE

7'5" x 6'10" (2.28m x 2.09m)

#### REFITTED SHOWER ROOM

#### LANDSCAPED GARDEN

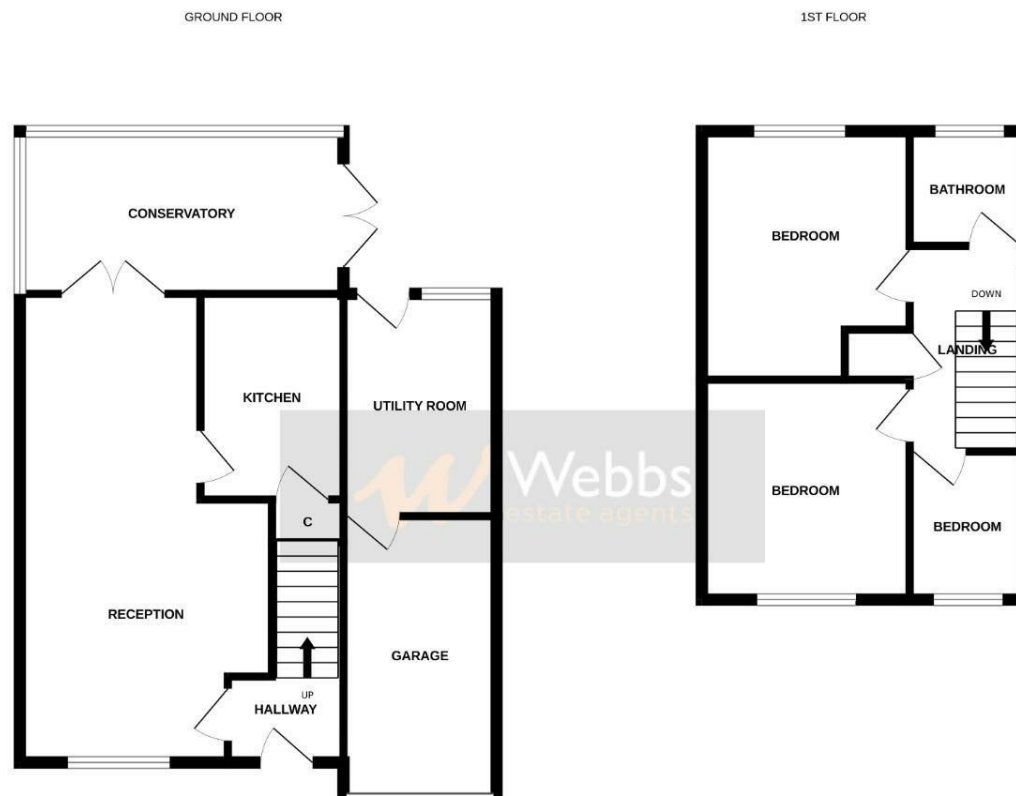
#### PRIVATE DRIVEWAY

#### GARAGE



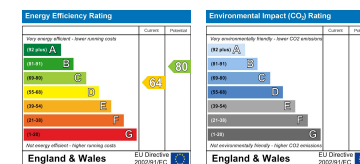






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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