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**Kinross Avenue | Cannock | WS12 4SB**

**£285,000**

 **Webb's**  
estate agents



# Summary

**\*\* WELL PRESENTED THROUGHOUT \*\* THREE BEDROOM LINK DETACHED PROPERTY \*\* POPULAR LOCATION \*\* TWO RECEPTION ROOMS \*\* MODERN KITCHEN \*\* CONSERVATORY \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* UTILITY AND GUEST WC \*\* AMPLE OFF ROAD PARKING \*\* IDEAL FOR CANNOCK CHASE \*\* VIEWING STRONGLY ADVISED \*\***

This three-bedroom link-detached home is located on the popular Kinross Avenue in Hednesford, Cannock. It's a great choice for families or first-time buyers, offering plenty of space and a convenient location.

The property includes two good-sized reception rooms and a bright conservatory at the back, giving you extra space for relaxing or entertaining. The kitchen is practical with plenty of storage, and leads into the utility room and guest WC.

Upstairs, there are three bedrooms—two doubles and one single—plus a family bathroom. Outside, the home has a private rear garden and off-road parking at the front.

The area is ideal for families, with highly rated schools nearby and great transport links, including easy access to Hednesford train station, Cannock town centre, and major roads like the M6 and A5.

This is a well-kept, spacious home in a great location—definitely worth a viewing

# Key Features

- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- EASY ACCESS TO LOCAL SHOPS AND AMENITIES
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- CONSERVATORY
- CLOSE TO CANNOCK CHASE
- VIEWING ADVISED

# Rooms and Dimensions

## ENTRANCE

## SPACIOUS LOUNGE

13'11" x 11'7" (4.259 x 3.549)

## DINING ROOM

11'5" x 7'11" (3.487 x 2.428)

## CONSERVATORY

10'7" x 8'6" (3.227 x 2.601)

## KITCHEN

11'4" x 6'7" (3.469 x 2.028)

## UTILITY ROOM

## GUEST WC

## LANDING

## BEDROOM ONE

14'7" x 8'8" (4.460 x 2.642)

## BEDROOM TWO

9'0" x 8'8" (2.755 x 2.656)

## BEDROOM THREE

7'5" x 5'11" (2.281 x 1.822)

## SHOWER ROOM

5'9" x 5'3" (1.759 x 1.619)

## GARAGE

14'3" x 8'3" (4.347 x 2.515)

## ENCLOSED REAR GARDEN

## FRONT DRIVEWAY

Identification checks - C







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.

