



Webb's

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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)

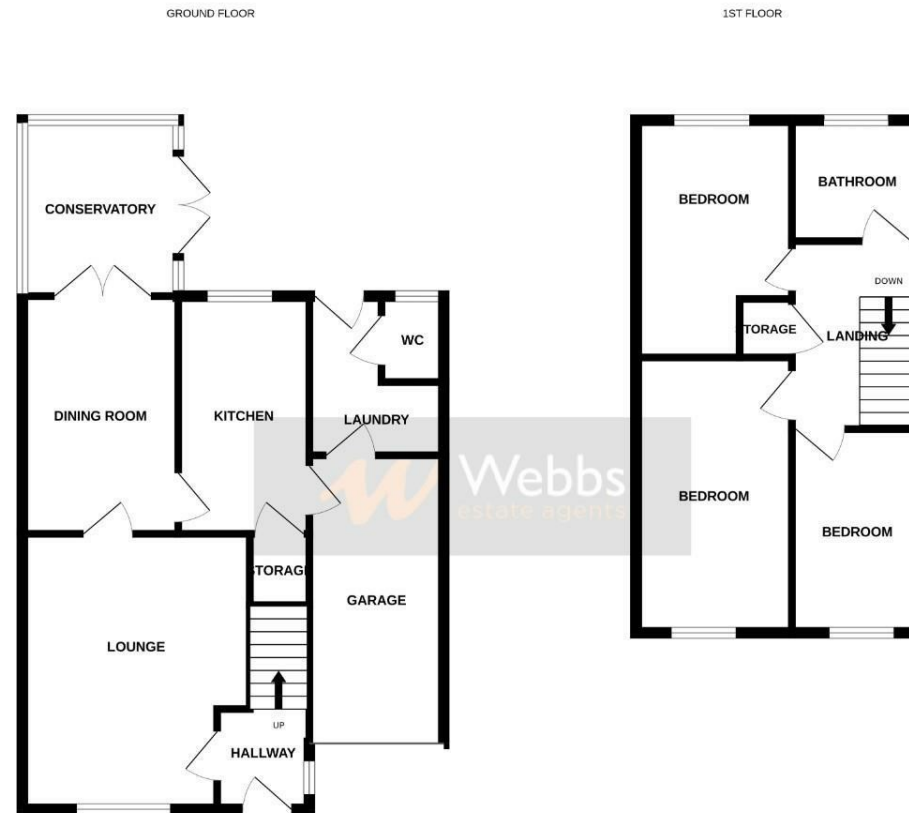
ENCLOSED REAR GARDEN

FRONT DRIVEWAY

Identification checks - C

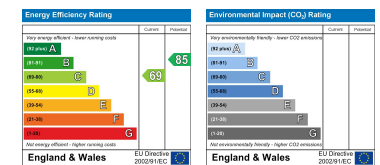






While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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