



Cedar Close | Cannock | WS12 4HA

£97,500





## Summary

Ideally situated in a quiet cul-de-sac location, this well-presented one-bedroom first floor flat offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. The property benefits from a modern kitchen, comfortable living accommodation, and a private garden area — a rare feature for a flat.

Internally, the flat comprises a spacious lounge, a modern fitted kitchen, one double bedroom, and a bathroom. The layout is practical and well-proportioned, ideal for low-maintenance living, with ample storage cupboards.

Outside, the property enjoys a small private garden space and off-road parking available within the cul-de-sac. Located close to local amenities, transport links, and Hednesford town centre, this home offers both comfort and convenience.

An ideal investment or affordable first home – viewing highly recommended.

## Key Features

- SPACIOUS FIRST FLOOR FLAT
- QUIET CUL-DE-SAC LOCATION
- IDEAL FOR CANNOCK CHASE
- MODERN KITCHEN
- VIEWING ADVISED
- DOUBLE BEDROOM
- REAR GARDEN
- LOUNGE DINER
- EXCELLENT TRANSPORT LINKS

## Rooms and Dimensions

### ENTRANCE WITH STORAGE CUPBOARDS

### LANDING

### SPACIOUS LOUNGE DINER

15'8" x 10'5" (4.78 x 3.18 )

### MODERN KITCHEN

10'5" x 6'11" (3.18 x 2.11 )

### DOUBLE BEDROOM

11'8" x 10'11" (3.58m x 3.33m )

### BATHROOM

### REAR GARDEN

### Identification checks - C

### Premium Conveyancing





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.

