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**Berry Hill | Cannock | WS12 1UJ**  
Offers In The Region Of £269,500

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estate agents

## Summary

In the sought-after area of Berry Hill, Hednesford, this detached bungalow offers a delightful blend of comfort and convenience. Set on a private driveway, the property boasts a prime location with excellent shops and amenities just a stone's throw away, as well as superb transport links via both road and rail.

In brief, consisting of an entrance porch and hall which opens into the spacious lounge, a well-proportioned kitchen diner with a range of wall and floor units, the property has three good-sized bedrooms and a modern refitted shower room.

Outside, the property is complemented by front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. Ample parking is available with a single garage and a spacious driveway, ensuring convenience for residents and guests alike.

This delightful bungalow in Berry Hill is in a peaceful residential setting with easy access to local amenities and transport options and is offered CHAIN FREE. It represents an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.

## Key Features

- DETACHED BUNGALOW
- POPULAR LOCATION
- DETACHED GARAGE AND DRIVEWAY
- IDEAL FOR TOWN CENTRE AND TRAIN STATION
- CHAIN FREE
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- MODERN REFITTED SHOWER ROOM
- SPACIOUS BREAKFAST KITCHEN
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH AND HALLWAY

### SPACIOUS LOUNGE

16'9" x 11'2" (5.12 x 3.41)

### BREAKFAST KITCHEN

16'8" x 7'11" (5.081 x 2.423)

### INNER HALLWAY

### BEDROOM ONE

11'11" x 8'1" (3.633 x 2.483)

### BEDROOM TWO

10'11" x 8'5" (3.351 x 2.586)

### BEDROOM THREE

7'11" x 7'6" (2.416 x 2.306)

### MODERN REFITTED SHOWER ROOM

8'0" x 5'11" (2.457 x 1.825)

### DETACHED SINGLE GARAGE

### FRONT AND REAR GARDENS

### 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.

