



Webbs

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**Simmons Drive | Hednesford, Cannock | WS12 4XH**

**Offers In The Region Of £480,000**





# Summary

\*\* NO CHAIN \*\* DETACHED FAMILY HOME \*\* MODERN FAMILY KITCHEN DINING \*\* UTILITY ROOM \*\* SPACIOUS LOUNGE \*\* FIVE BEDROOMS \*\* TWO ENSUITES \*\* FAMILY BATHROOM \*\* CLOSE TO CANNOCK CHASE \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* VIEWING ADVISED \*\*

WEBBS ESTATE AGENTS are proud to present this spacious detached family home, situated close to Cannock Chase. The home is perfectly positioned for those who enjoy outdoor activities. Within easy reach of excellent schools and transport links, making it a prime location for families and commuters alike. This property truly represents a wonderful opportunity to secure a family home in a sought-after area.

An impressive detached house offering a perfect blend of modern living and comfort. With five spacious bedrooms, two of which benefit from en-suite bathrooms, this property is ideal for families seeking ample space.

The lounge, featuring a charming fireplace, provides a warm and inviting atmosphere. The heart of the home is undoubtedly the stunning refitted modern kitchen diner, which boasts contemporary fittings and ample space for dining, a utility room and a convenient guest WC, enhancing the practicality of the home.

Outside, the property features a delightful landscaped rear garden, a garage and a driveway that offers parking for a number of vehicles.

VIEWING STRONGLY ADVISED

# Key Features

- EXECUTIVE DETACHED FAMILY HOME
- DOORSTEP TO CANNOCK CHASE
- TWO ENSUITES & FAMILY BATHROOM
- STUNNING FAMILY KITCHEN
- LANDSCAPED GARDENS
- SOUGHT AFTER LOCATION
- FIVE BEDROOMS (FOUR DOUBLE)
- SPACIOUS LOUNGE
- UTILITY ROOM & GUEST WC
- DRIVEWAY & GARAGE

# Rooms and Dimensions

## THROUGH HALLWAY

## SPACIOUS LOUNGE

17'10" x 10'7" (5.44m x 3.25m)

## STUNNING FAMILY KITCHEN DINER

11'8" x 23'3" (3.56m x 7.09m)

## UTILITY ROOM

8'5" x 5'2" (2.59m x 1.60m)

## GUEST WC

## LANDING

## MASTER BEDROOM

13'8" x 10'11" (4.17m x 3.35m)

## ENSUITE SHOWER ROOM

## BEDROOM TWO

10'2" x 10'9" (3.12m x 3.28m)

## ENSUITE SHOWER ROOM

## BEDROOM THREE

13'3" x 10'0" (4.04m x 3.07m )

## BEDROOM FOUR

10'7" x 10'9" (3.25m x 3.30m)

## BEDROOM FIVE

7'4" x 6'5" (2.24m x 1.98m)

## FAMILY BATHROOM

6'0" x 6'9" (1.83m x 2.06m)

## GARAGE

## PRIVATE DRIVEWAY

## LANDSCAPED REAR GARDEN

## Identification Checks (R)

## Premium Conveyancing (B)







Approximate total area<sup>(1)</sup>

1613.95 ft<sup>2</sup>

Reduced headroom

26.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

