



**Hednesford Road | Heath Hayes, Cannock | WS12 3EA**  
**Offers In The Region Of £155,000**





## Summary

**\*\* STUNNING FIRST FLOOR APARTMENT \*\* DECEPTIVELY SPACIOUS \*\* TWO BEDROOMS \*\* EN-SUITE TO MASTER BEDROOM \*\* LARGE LOUNGE DINER \*\* MODERN BREAKFAST KITCHEN \*\* SECURE GATED ACCESS \*\* ALLOCATED PARKING \*\* EXCELLENT TRANSPORT LINKS \*\* IDEAL FOR LOCAL SHOPS AND AMENITIES \*\* VIEWING STRONGLY ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale an extremely WELL PRESENTED first-floor apartment, offering excellent transport links, local shops and amenities.

In brief consisting of secure gated entrance to the parking area, the apartment has an entrance hallway, the spacious lounge has an opening to the modern breakfast kitchen, two generous bedrooms, family bathroom and en-suite shower room to the large master bedroom.

Externally the property has allocated parking space plus visitor parking, VIEWING ESSENTIAL TO FULLY APPRECIATE THE SIZE, STANDARD OF FINISH AND LOCATION OF THE PROPERTY ON OFFER.

## Key Features

- STUNNING STUNNING STUNNING
- CLOSE TO LOCAL SHOPS AND EXCELLENT TRANSPORT LINKS
- ALLOCATED PARKING
- MODERN BREAKFAST KITCHEN
- VIEWING ADVISED
- LARGE FIRST FLOOR APPARTMENT
- TWO BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- SECURE ENTRY SYSTEM

## Rooms and Dimensions

### AWAITING APPROVAL

### SECURE COMMUNAL ENTRANCE

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE

13'1" x 11'2" (3.99 x 3.42)

### MODERN BREAKFAST KITCHEN

11'2" x 6'11" (3.42 x 2.13)

### ENVIABLE SIZED BEDROOM ONE

13'2" x 13'1" (4.03 x 3.99)

### EN-SUITE SHOWER ROOM

5'6" x 5'1" (1.69 x 1.57)

### BEDROOM TWO

9'6" x 6'11" (2.92 x 2.13)

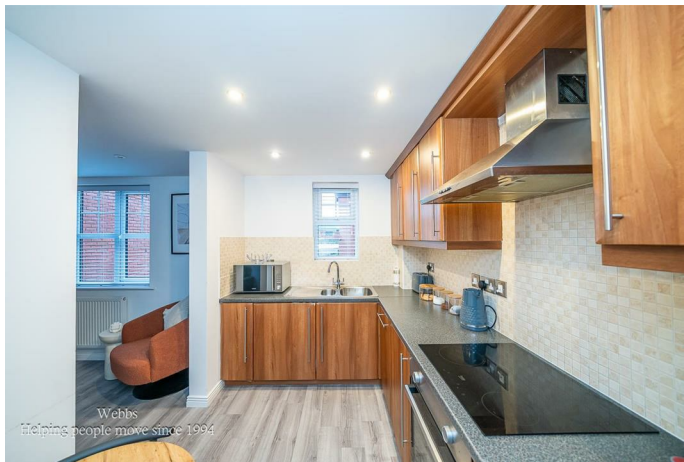
### BATHROOM

6'6" x 5'6" (1.99 x 1.69)

### ALLOCATED PARKING SPACE

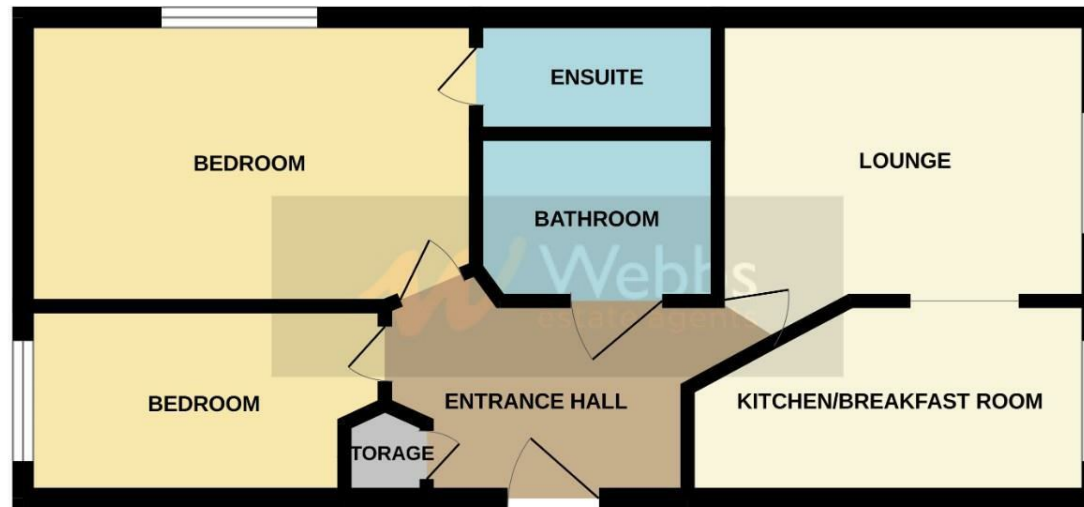
### IDENTIFICATION CHECKS - C





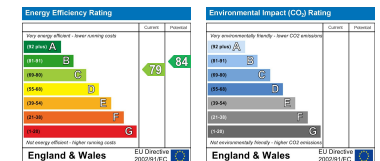


## GROUND FLOOR



Whilst 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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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.



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