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**Rawnsley Road | Cannock | WS12 1RB**  
**Offers In The Region Of £325,000**

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## Summary

WEBBS ESTATE AGENTS are delighted to welcome to market Rawnsley Road just outside the charming market town of Hednesford, Cannock, this unique opportunity presents a three-bedroom detached bungalow that is brimming with potential. The property boasts an impressively spacious lounge, perfect for relaxation and entertaining. The extended kitchen diner offers ample space for family meals and gatherings, making it the heart of the home.

In addition to the three well-proportioned bedrooms, the bungalow features two further rooms that were previously utilised for dog grooming, providing an excellent opportunity for those looking to start a business from home or simply needing extra space for hobbies. The generous shower room adds to the convenience of this property, while a dedicated study area allows for a quiet space to work or study.

The large rear garden is a standout feature, offering a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. For pet lovers, the property includes four inside and outside dog kennels, along with two additional dog kennels, making it an ideal setting for those with a passion for animals.

While the bungalow is in need of modernisation, it offers exceptionally spacious rooms and a fantastic layout that can be tailored to suit your personal style. Furthermore, the property backs onto the stunning Cannock Chase, providing a picturesque backdrop and opportunities for outdoor activities.

This bungalow is not just a home; it is a canvas for your vision, whether you are looking to create a family haven or a business venture. Do not miss the chance to explore the possibilities that this property has to offer.

## Key Features

- Unique opportunity for business
- Good sized lounge area
- Generous shower room
- Large rear garden
- Backs onto Cannock Chase
- Three bed detached bungalow
- Extended kitchen diner
- Study area included
- Four inside/outside dog kennels
- In need of modernisation

## Rooms and Dimensions

### ENTRANCE PORCH

### LOUNGE

16'11" x 14'5" (5.173 x 4.413)

### INNER HALLWAY

9'11" x 4'1" (3.024 x 1.245)

### FAMILY SHOWER ROOM

10'6" x 10'5" (3.208 x 3.183)

### MASTER BEDROOM

10'11" x 11'8" (3.346 x 3.575)

### KITCHEN/DINER

26'9" x 10'8" (8.164 x 3.258)

### UTILITY ROOM

14'11" x 7'8" (4.549 x 2.351)

### LAUNDRY ROOM

13'2" x 10'10" (4.015 x 3.317)

### STUDY AREA

7'11" x 5'7" (2.425 x 1.720)

### BEDROOM TWO

14'9" x 8'11" (4.504 x 2.725)

### BEDROOM THREE

14'9" x 8'11" (4.504 x 2.725)

### EXTERNALLY

### FOUR INDOOR AND OUTDOOR KENNELS

### GOOD SIZED REAR GARDEN

### PRIVATE DRIVE

### IDENTIFICATION CHECKS - C

### Agents Note





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 guidance only and should not be used as such by any prospective purchaser. The heating 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.

| Energy Efficiency Rating                    |   | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |
|---|---|---|---|
| Very energy efficient - lower running costs |   | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |
| Band A                                      | B | Band A  | B |
| Band B                                      | C | Band B  | C |
| Band C                                      | D | Band C  | D |
| Band D                                      | E | Band D  | E |
| Band E                                      | F | Band E  | F |
| Band F                                      | G | Band F  | G |
| Not energy efficient - higher running costs |   | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |
| England & Wales                             |   | England & Wales   |   |
| EU Directive 2002/91/EC                     |   | EU Directive 2002/91/EC   |   |

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