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**Miners Way | Cannock | WS12 4WH**  
Offers Over £239,950

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## Summary

WEBBS ESTATE AGENTS are delighted to welcome Miners Way, Hednesford, Cannock, this delightful semi-detached house offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms spread across three stories, this property is ideal for families or those seeking extra space. Upon entering, you are welcomed into a spacious open-plan lounge and dining area, seamlessly connected to a contemporary kitchen. This layout not only enhances the flow of the home but also creates an inviting atmosphere for entertaining guests or enjoying family meals. The ground floor also features a convenient guest W.C., adding to the practicality of the living space. On the first floor, you will find two generous bedrooms, providing ample room for relaxation, alongside a well-appointed bathroom. Ascending to the second floor, the double bedroom offers a private retreat, perfect for guests or as a master suite. The property boasts a lovely rear garden, ideal for outdoor activities or simply unwinding in the fresh air. Additionally, private off-road parking ensures that you will never have to worry about finding a space for your vehicle. Location is key, and this home is perfectly situated within walking distance to the picturesque Cannock Chase, renowned for its natural beauty and outdoor pursuits. Furthermore, the nearby train station offers excellent transport links, making commuting a breeze. This semi-detached house on Miners Way is a wonderful opportunity for those seeking a modern, spacious home in a desirable location. Don't miss your chance to make it your own.

## Key Features

- Three-storey semi-detached house
- Modern kitchen with contemporary design
- Two generous first-floor bedrooms
- Private off-road parking
- Walk to Cannock Chase
- Spacious open-plan lounge/diner
- Downstairs guest W.C.
- Second-floor double bedroom
- Rear garden for outdoor enjoyment
- Near train station for easy travel

## Rooms and Dimensions

### ENTRANCE HALLWAY

### KITCHEN/DINING/LOUNGE

22'1" x 12'2" (6.75 x 3.71)

### GUEST W.C

### FIRST FLOOR LANDING

### BEDROOM TWO

12'2" x 7'9" (3.71 x 2.38)

### BEDROOM THREE

12'2" x 7'9" (3.71 x 2.37)

### FAMILY BATHROOM

6'0" x 5'8" (1.85 x 1.75)

### SECOND FLOOR LANDING

### MASTER BEDROOM

15'7" x 9'0" (4.75 x 2.75)

### EXTERNALLY

### REAR GARDEN

### PRIVATE DRIVE

### IDENTIFICATION CHECKS - C







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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