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**Wood Lane | Cannock | WS12 1BW**  
Offers In The Region Of £315,000

**W** Webbs  
estate agents

## Summary

\*\* SHOW HOME STANDARD \*\* THREE DOUBLE BEDROOMS \*\* UTILITY ROOM \*\* GUEST W.C \*\* LOUNGE \*\* KITCHEN-DINER \*\* OFF ROAD PARKING \*\* FAMILY BATHROOM \*\* ONLY SIX YEARS OLD \*\*

WEBBS ESTATE AGENTS are delighted to welcome to market the beautiful Wood Lane a Three bed detached family home . From the moment you walk into Wood Lane you will be blown away with space, style, comfort and convenience. Light pours into every room further adding to the warm welcoming ambient vibes. The property boasts a fabulous entrance hallway, great sized lounge, a stunning kitchen/diner, utility room with a guest w.c . On the first floor there are three superb double bedrooms and a family bathroom .

### EXTERNALLY

Wood Lane is nestled just outside the charming market town Hesnesford, where you will find all your local amenities and the train station. Hesnesford Hills and Cannock Chase both areas' of outstanding natural beauty are a short stroll from your door.

Private two vehicle parking for the property is situated to the rear giving you reassurance and security . The garden has been lovingly landscaped and provides a tranquil space to unwind after a long day at work .

\*\* VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE, CONDITION AND LOCATION \*\*

## Key Features

- SHOW HOME STANDARD
- UTILITY ROOM & GUEST W.C
- MODERN DETACHED
- LARGE KITCHEN/DINER
- FULLY ENCLOSED REAR GARDEN
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- SPACIOUS LIVING ROOM
- PRIVATE PARKING AT REAR
- WALKING DISTANCE TO HEDNESFORD TOWN

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

14'7" x 11'6" (4.45 x 3.53)

### KITCHEN/DINER

15'9" x 11'4" (4.81 x 3.46)

### UTILITY ROOM

5'2" 5'10" (1.58 1.80)

### GUEST W.C

5'1" x 5'1" (1.57 x 1.56)

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'6" x 13'7" (3.51 x 4.15)

### BEDROOM TWO

12'4" x 12'11" (3.77 x 3.95)

### BEDROOM THREE

12'4" x 12'11" (3.77 x 3.94)

### FAMILY BATHROOM

5'10" x 9'0" (1.79 x 2.75)

### EXTERNALLY

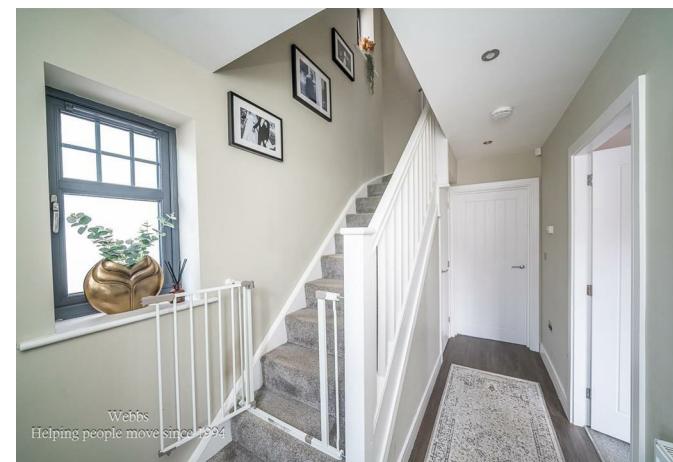
### PARKING AT REAR

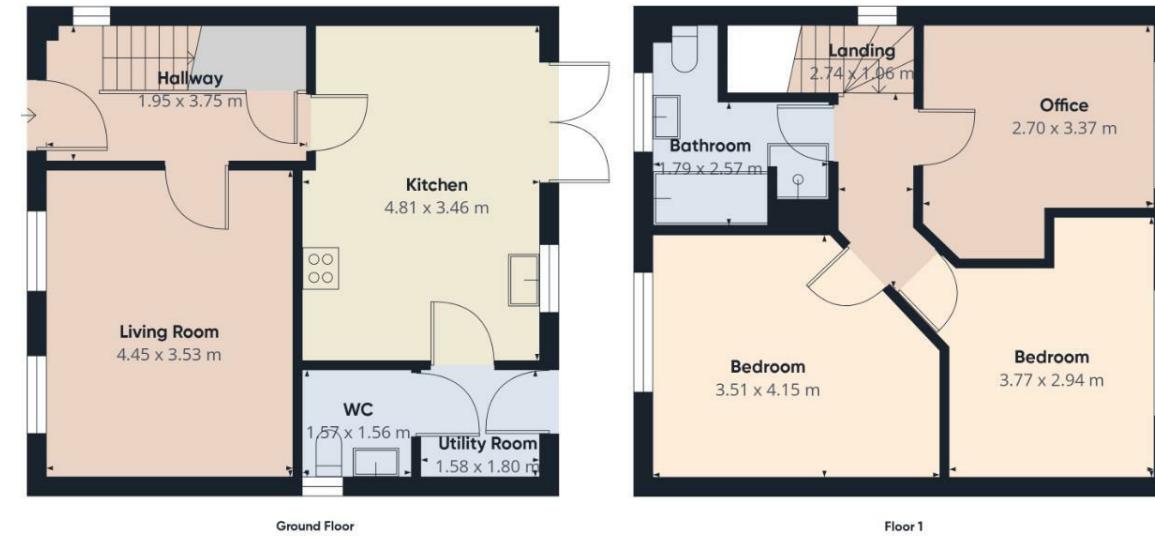
### FULLY ENCLOSED REAR GARDEN

### Agents Note

### IDENTIFICATION CHECKS - C







Approximate total area<sup>(1)</sup>  
88.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

