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**Heath Street | Cannock | WS12 4BW**

**Offers In Excess Of £300,000**

 **Webbs**  
estate agents

## Summary

WEBBS ARE DELIGHTED TO WELCOME Heath Street, Hednesford, Cannock, this charming detached bungalow presents an exceptional opportunity for those seeking a comfortable and convenient lifestyle. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests. The inviting lounge creates a warm atmosphere, while the breakfast kitchen is ideal for casual dining.

This delightful bungalow features two generously sized double bedrooms, with the master bedroom enjoying the added benefit of an en-suite toilet, ensuring privacy and convenience. A well-appointed bathroom caters to the second bedroom and guests alike. Additionally, a first-floor hobby or store room offers a versatile space that can be tailored to your needs, whether for storage or as a creative area. The loft has been converted into a further bedroom, which could easily serve as a living space, office, or playroom, providing ample flexibility.

The property is enhanced by a lovely double-glazed conservatory, which bathes the home in natural light and offers serene views of the well-stocked gardens. These gardens not only add to the aesthetic appeal but also provide a peaceful outdoor retreat for relaxation. Off-road parking ensures a secure space for your vehicle, adding to the convenience of this lovely home.

With gas-fired central heating and full double glazing, this bungalow promises warmth and energy efficiency throughout the year. Offered with no onward chain, it is an attractive option for those looking to move swiftly. The inclusion of PV panels, subject to a feed-in tariff, adds an eco-friendly touch and potential financial benefits.

We highly recommend viewing this charming bungalow to fully appreciate its many features and the lifestyle it offers. This is a wonderful opportunity to secure a lovely home in a desirable location.

## Key Features

- GRAND ENTRANCE HALLWAY FEATURING MINTON TILES
- STUNNING LOUNGE
- BREAKFAST KITCHEN
- DOUBLE GLAZED CONSERVATORY
- TWO SPACIOUS BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- FIRST FLOOR LOFT CONVERSION
- OFF ROAD PARKING
- WALKING DISTANCE TO CANNOCK CHASE
- WELL MAINTAINED MATURE GARDEN

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### LOUNGE

12'0" x 15'5" (3.66 x 4.70)

### KITCHEN/DINER

14'2" x 12'11" (4.34 x 3.94)

### CONSERVATORY

15'1" x 10'7" (4.62 x 3.25)

### MASTER BEDROOM

10'9" x 12'0" to 15'3" (3.30 x 3.66 to 4.67)

### MASTER EN-SUITE

5'1" x 3'6" (1.55 x 1.07)

### BEDROOM TWO

12'5" x 10'11" (3.81 x 3.35)

### BATHROOM

10'11" x 4'9" (3.35 x 1.47)

### FIRST FLOOR

### OFFICE/BEDROOM THREE/PLAY ROOM

12'5" to 14'6" x 24'11" (3.79 to 4.42 x 7.62)

### EXTERNALLY

### GOOD SIZED PRIVATE REAR GARDEN

### PRIVATE DRIVE

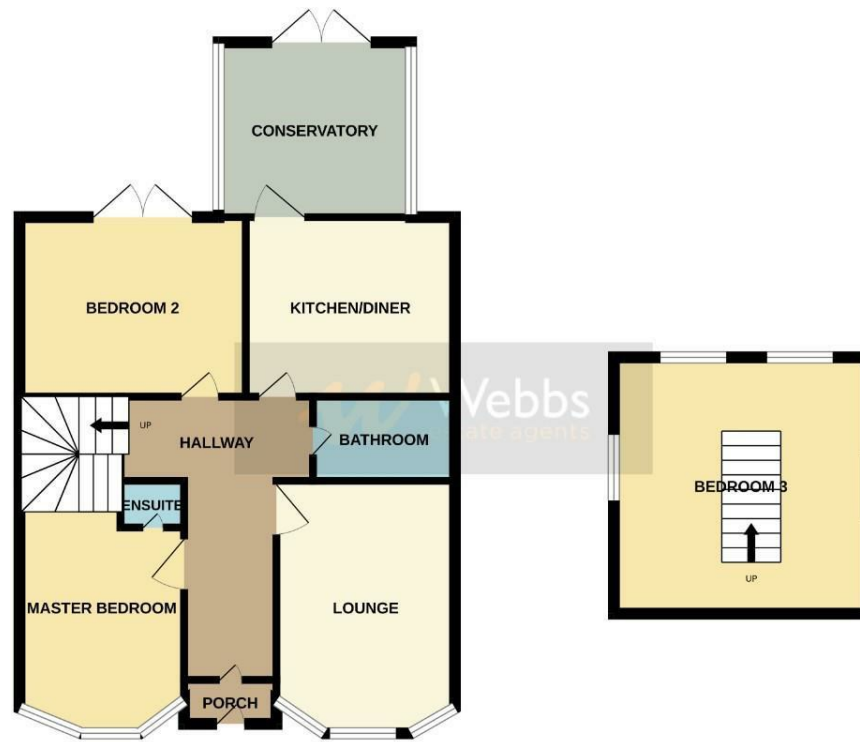
### IDENTIFICATION CHECKS - C

### 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 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.  
Made with Metreplan 5/2026

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	
Current	Potential	Current	Potential
Best Available Energy - lower energy costs 100-120 kWh/m <sup>2</sup> /year 120-135 kWh/m <sup>2</sup> /year 135-150 kWh/m <sup>2</sup> /year 150-180 kWh/m <sup>2</sup> /year 180-250 kWh/m <sup>2</sup> /year 250+ kWh/m <sup>2</sup> /year A B C D E F G	88 91	Best Available Energy - lower CO <sub>2</sub> emissions 100-120 g/m <sup>2</sup> /year 120-135 g/m <sup>2</sup> /year 135-150 g/m <sup>2</sup> /year 150-180 g/m <sup>2</sup> /year 180-250 g/m <sup>2</sup> /year 250+ g/m <sup>2</sup> /year A B C D E F G	88 91
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC