Simmons Drive | Cannock | WS12 4XH

Offers Over £375,000

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Summary

Webbs Estate Agents are delighted to offer for sale this well-presented and spacious four-bedroom detached family home, occupying a generous corner plot in a highly sought-after location. Ideally situated close to excellent local schools, superb transport links, Hednesford Town Centre, Hednesford Train Station, and the outstanding natural beauty of Cannock Chase, this property is perfectly suited to modern family living.
The accommodation briefly comprises an entrance hallway, a convenient guest WC, and a spacious lounge with French doors opening onto the rear garden, creating a bright and inviting living space. A second reception room offers excellent versatility and was originally designed as a formal dining room, making it ideal as a home office, playroom or additional sitting room. The heart of the home is the stylish refitted kitchen/diner, featuring a central island, ample dining space, and French doors leading directly to the rear garden, perfect for both everyday living and entertaining.
To the first floor, the property boasts four generously proportioned double bedrooms, including the principal bedroom with a modern en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.
Externally, the home occupies a generous plot with a good-sized private enclosed rear garden offering an excellent space for outdoor entertaining and family enjoyment. A detached single garage and driveway provide ample off-road parking.
Early viewing is highly recommended to fully appreciate the spacious accommodation, desirable location, and exceptional family lifestyle this impressive home has to offer.

Key Features

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

LOUNGE
16'9" x 10'1" (5.11m x 3.09m)

DINING ROOM
10'7" x 9'7" (3.24m x 2.93m)

REFITTED MODERN KITCHEN DINER
14'11" x 14'11" (4.56m x 4.56m)

LANDING

BEDROOM ONE
13'0" x 10'0" (3.97m x 3.05m)

EN-SUITE

BEDROOM TWO
12'5" x 8'5" (3.81m x 2.59m)

BEDROOM THREE
9'10" x 9'1" (3.0m x 2.77m)

BEDROOM FOUR
6'11" x 7'4" (2.13 x 2.24)

FAMILY BATHROOM

SINGLE DETACHED GARAGE
21'0" x 10'4" (6.42m x 3.16m)

ENCLOSED REAR GARDEN AND SIDE DRIVEWAY

IDENTIFICATION CHECKS - C

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Approximate total area(1)

124.3 m²

(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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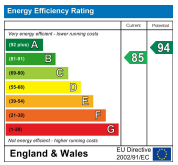

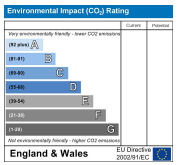

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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