



**Haycock Road | Cannock | WS12 4FZ**

**Offers In Excess Of £260,000**



## Summary

**\*\* MODERN HOME \*\* THREE BEDROOMS \*\* SPACIOUS LOUNGE \*\* REFITTED MODERN KITCHEN DINER \*\* ENCLOSED REAR GARDEN \*\* EN-SUITE TO MASTER BEDROOM \*\* WELL PRESENTED \*\* CLOSE TO CANNOCK CHASE \*\* QUIET CUL-DE-SAC LOCATION \*\* EARLY VIEWING ESSENTIAL \*\***

Webbs Estate Agents are delighted to offer for sale this beautifully presented and spacious home, ideally situated with convenient access to Cannock Chase, Hednesford Town Centre, and a range of local shops and amenities.

The accommodation briefly comprises an entrance hallway with a guest WC, staircase leading to the first floor, and access to a generous lounge. To the rear of the property is a stunning, modern refitted kitchen/diner featuring French doors that open onto the enclosed rear garden.

The first floor offers three well-proportioned bedrooms, a family bathroom, and an en-suite shower room serving the principal bedroom.

Externally, the low-maintenance rear garden benefits from a patio seating area and artificial lawn, providing an ideal space for outdoor relaxation and entertaining. To the front, the property enjoys off-road parking for two vehicles, together with an attractive front garden, completing this excellent home.

EARLY VIEWING ADVISED

## Key Features

- STUNNING REFITTED KITCHEN DINER
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- GUEST WC
- EARLY VIEWING ADVISED
- ENCLOSED REAR GARDEN
- CLOSE TO CANNOCK CHASE
- SPACIOUS LOUNGE
- POPULAR LOCATION
- BESPOKE WARDROBES TO BEDROOM THREE

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### SPACIOUS LOUNGE

16'0" x 12'3" (4.89 x 3.75)

### REFITTED MODERN KITCHEN DINER

14'10" x 10'3" (4.54 x 3.14)

### LANDING

### BEDROOM ONE

11'7" x 8'5" (3.54 x 2.59)

### EN-SUITE SHOWER ROOM

8'3" x 4'5" (2.52 x 1.35)

### BEDROOM TWO

10'0" x 8'5" (3.05 x 2.58)

### BEDROOM THREE

8'7" x 6'0" (2.64 x 1.84)

### BATHROOM

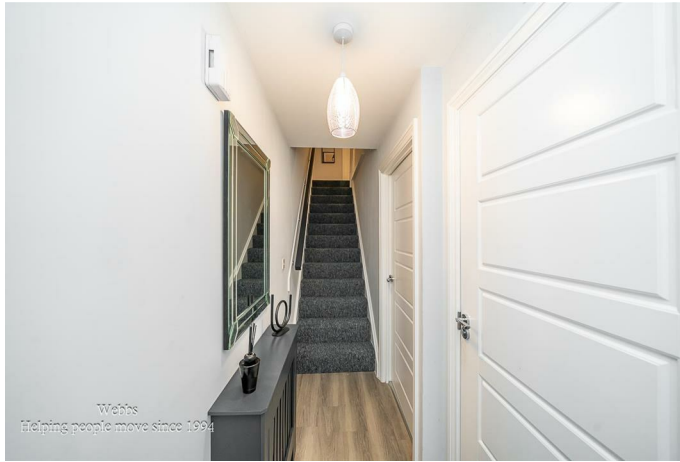
6'2" x 5'5" (1.88 x 1.66)

### ENCLOSED REAR GARDEN

### FRONT GARDEN AND ALLOCATED PARKING SPACES

### IDENTIFICATION CHECKS - C





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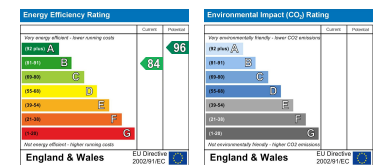
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