



Webbs

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Mount Avenue | Hednesford, Cannock | WS12 4DA

Offers Over £230,000

 **Webbs**  
estate agents



## Summary

**\*\* WOW \*\* EXCEPTIONAL PLOT \*\* TWO BED SEMI DETACHED BUNGALOW \*\* GOOD SIZED BREAKFAST KITCHEN \*\* GREAT SIZED LOUNGE \*\* FAMILY BATHROOM \*\* PRIVATE DRIVE \*\* DETACHED GARAGE \*\***

WEBBS ESTATE AGENTS are delighted to welcome to the market Mount Avenue a truly wonderful semi-detached bungalow. Mount Avenue has been a much-loved family home since it was designed and then built for the current owners. The property is an individually designed and built property, sitting on a larger-than-average plot. Mount Avenue has been lovingly updated and maintained over the years. The boiler was fitted in 2023, and the property benefits from a new roof in 2016. The property briefly comprises an entrance hallway a good-sized lounge, a good-sized breakfast kitchen, a shower room and two double bedrooms. Mount Avenue has boundless potential, which will be evident to see upon viewing.

### EXTERNALLY

The private drive provides parking for several vehicles. The garage is detached. The rear garden is a great size and is fully enclosed. Location is perfect. Mount avenue sits in a quiet cul-de-sac and is just a short distance from Hednesford town, where you will find all your local amenities. In the other direction, you have a short walk to Cannock Chase.

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

## Key Features

- NO CHAIN
- DOUBLE BEDROOMS
- LOUNGE/DINER
- PRIVATE GARDEN
- SEMI DETACHED BUNGALOW
- BREAKFAST KITCHEN
- PRIVATE DRIVE
- GARAGE

## Rooms and Dimensions

### ENTRANCE HALL

14'10" x 3'11" (4.532 x 1.211)

### BREAKFAST KITCHEN

12'6" x 9'3" (3.815 x 2.823)

### LOUNGE/DINER

15'9" x 11'11" (4.807 x 3.646)

### MASTER BEDROOM

10'11" x 10'4" (3.333 x 3.152)

### BESDROOM TWO

9'2" x 9'9" (2.816 x 2.976)

### SHOWER ROOM

6'2" x 6'6" (1.880 x 1.997)

### EXTERNALLY

### PRIVATE DRIVE

### DETACHED TANDEM GARAGE

### PRIVATE REAR GARDEN

### IDENTIFICATION CHECKS - C

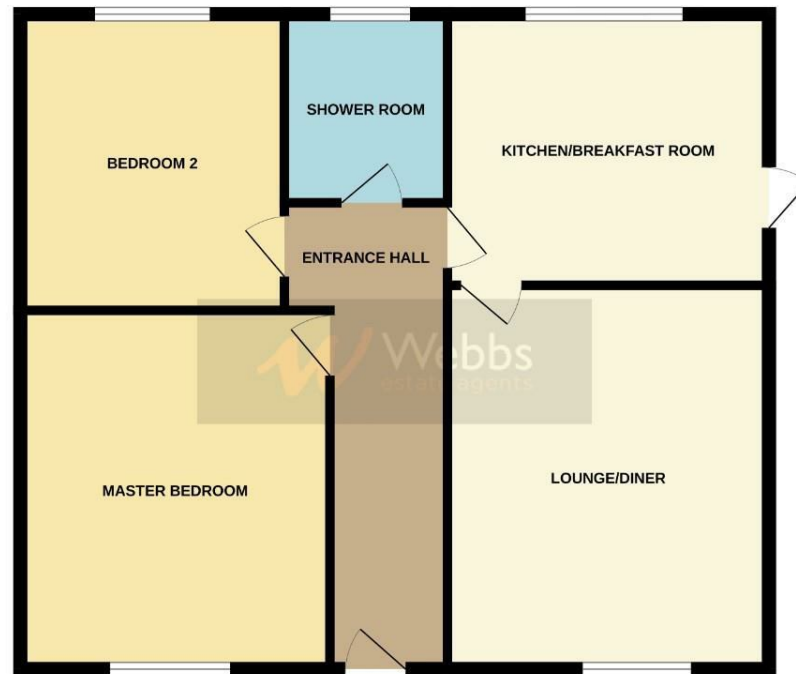
### Premium Conveyancing





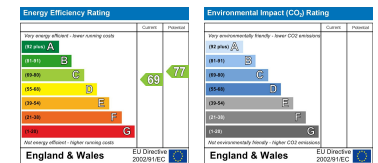


## GROUND FLOOR



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.  
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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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