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**Bramble Drive | Cannock | WS12 4RH**

**Offers In The Region Of £225,000**



## Summary

**\*\* SPACIOUS END TERRACED HOME \*\* THREE BEDROOMS \*\* KITCHEN DINER \*\* A STONES THROW FROM CANNOCK CHASE \*\* SPACIOUS LOUNGE \*\* PARKING AT THE REAR \*\* EXCELLENT TRANSPORT LINKS \*\* EARLY VIEWING ADVISED \*\***

Webbs Estate Agents are delighted to bring to the market this spacious and modern-style end-terraced home, ideally positioned just a stone's throw from the beautiful Cannock Chase. The property offers easy access to Hednesford Town Centre, the train station, highly regarded schools, local shops, and a range of everyday amenities.

In brief, the accommodation comprises an entrance hallway with ample storage, a spacious lounge, a guest WC, and a well-proportioned kitchen/diner overlooking the rear garden.

To the first floor, there are three good-sized bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens, with parking conveniently located to the rear of the property.

Early viewing is strongly advised to fully appreciate the accommodation on offer.

## Key Features

- SPACIOUS, MODERN END TERRACED HOME
- EXCELLENT TRANSPORT LINKS
- IDEAL FOR TRAIN STATION
- GOOD SIZED LOUNGE
- GOOD SCHOOL CATCHMENTS
- THREE BEDROOMS
- KITCHEN DINER
- VERY CLOSE TO CANNOCK CHASE
- FRONT AND REAR GARDENS
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE

11'6" x 12'9" (3.53m x 3.9m)

### KITCHEN DINER

11'3" x 9'10" (3.45m x 3.02m)

### GUEST WC

### LANDING

### BEDROOM ONE

11'5" x 10'4" (3.48m x 3.17m)

### BEDROOM TWO

11'8" x 10'0" (3.56m x 3.06m)

### BEDROOM THREE

8'1" x 6'9" (2.47m x 2.07m)

### BATHROOM

### FRONT AND REAR GARDEN'S

### PARKING AT THE REAR

### IDENTIFICATION CHECKS - C







Approximate total area<sup>(1)</sup>  
76.1 m<sup>2</sup>  
Reduced headroom  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

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.

