



Watersmead Close | Cannock | WS12 2GJ
Offers Over £240,000

Webbs
estate agents

Summary

WELL PRESENTED ** THREE BED SEMI DETACHED ** GOOD SIZED CONSERVATORY ** EN-SUITE BATHROOM DOWNSTAIRS GUEST W.C ** GARAGE ** WALKING DISTANCE TO HEDNESFORD HILLS **

WEBBS ESTATE AGENTS are delighted to welcome to market Watersmead Close, this charming semi-detached house presents an excellent opportunity for first-time buyers and families alike. Boasting three well-proportioned bedrooms, this spacious home is designed for comfortable living. The master bedroom features an en-suite bathroom, providing a private retreat, while an additional guest W.C enhances convenience for family and visitors.

The property benefits from a generous reception room, perfect for entertaining or relaxing with loved ones. A delightful conservatory which is certainly larger than average extends the living space, allowing for an abundance of natural light and a seamless connection to the garden. The garage offers practical storage solutions and additional parking options.

Situated in a quiet cul-de-sac, this home enjoys a peaceful atmosphere while remaining within walking distance of local amenities. The stunning Cannock Chase and the picturesque Hedgesford Hills are nearby, providing ample opportunities for outdoor activities and leisurely walks.

This semi-detached house is not only a wonderful family home but also an ideal choice for those seeking a tranquil lifestyle in a vibrant community. With its spacious layout and prime location, this

Key Features

- Three spacious bedrooms
- Guest W.C for convenience
- Secure garage parking
- Close to Cannock Chase
- Near local amenities
- En-suite master bedroom
- Bright conservatory space
- Located in quiet cul-de-sac
- Walking distance to Hedgesford Hills
- Ideal for first-time buyers

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST W.C

KITCHEN

11'10" x 8'7" (3.63m x 2.62m)

LOUNGE/DINER

12'0" x 14'9" (3.66m x 4.50m)

CONSERVATORY

10'11" x 14'6" (3.35m x 4.42m)

FIRST FLOOR LANDING

MASTER BEDROOM

10'9" x 9'1" (3.30m x 2.79m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

9'3" max x 8'5" (2.84m max x 2.57m)

BEDROOM THREE

9'3" x 6'0" (2.84m x 1.85m)

FAMILY BATHROOM

EXTERNALLY

ENCLOSED REAR GARDEN

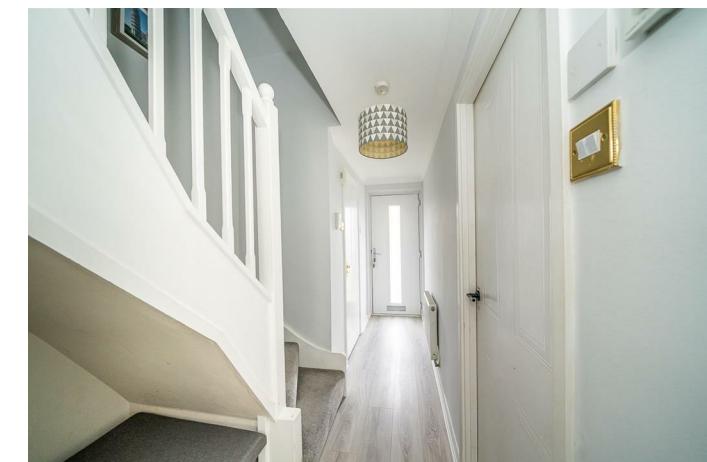
FRONT GARDEN

PRIVATE DRIVE

DETACHED GARAGE

IDENTIFICATION CHECKS - C







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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
85	85	85	85
84-80	B	84	B
79-75	C	79	C
74-69	D	74	D
68-64	E	68	E
63-59	F	63	F
58-40	G	58	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	