



**Braemar Gardens | Hednesford, Cannock | WS12 4LS**

**Offers Over £250,000**





## Summary

**\*\* FOUR BEDROOM SEMI-DETACHED HOME \*\* LARGE LOUNGE DINER \*\* BREAKFAST KITCHEN \*\* QUIET CUL-DE-SAC LOCATION \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* IDEAL FOR CANNOCK CHASE \*\* ENCLOSED REAR GARDEN \*\* AMPLE OFF ROAD PARKING \*\* NEW ROOF \*\***

Webbs Estate Agents are pleased to offer for sale a spacious four-bedroom semi-detached home in a quiet cul-de-sac location, offering excellent schools, transport links, and only a short distance from Cannock Chase, an area of outstanding natural beauty.

In brief, consisting of an entrance hallway, breakfast kitchen, a large lounge diner which overlooks the rear gardens, a garage conversion provides the fourth bedroom, but this is also a versatile reception room.

To the first floor there are three bedrooms and a family bathroom, externally the property has an enclosed rear garden mainly laid to lawn and ample off-road parking is provided by the driveway.

VIEWING ADVISED

## Key Features

- SOUGHT AFTER LOCATION
- LARGE LOUNGE DINER
- CLOSE TO CANNOCK CHASE
- ENCLOSED REAR GARDEN
- UTILITY AND GUEST WC
- THREE/FOUR BEDROOMS
- EXCELLENT SCHOOL CATCHMENTS
- BREAKFAST KITCHEN
- QUIET CUL-DE-SAC LOCATION
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH AND HALLWAY

#### KITCHEN

10'4" x 8'11" (3.15 x 2.74)

#### LARGE LOUNGE DINER

16'10" x 15'5" (5.15 x 4.72)

#### GROUND FLOOR BEDROOM

17'7" x 7'10" (5.36 x 2.39)

#### UTILITY ROOM

7'8" x 5'10" (2.36 x 1.79)

#### GUEST WC

### LANDING

#### BEDROOM ONE

12'11" x 7'11" (3.96 x 2.43)

#### BEDROOM TWO

11'11" x 9'6" (3.64 x 2.90)

#### BEDROOM THREE

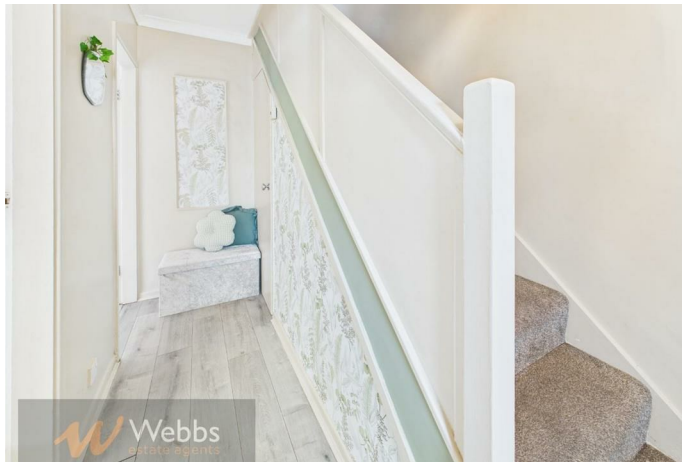
#### BATHROOM

8'10" x 5'1" (2.71 x 1.57)

### IDENTIFICATION CHECKS - C

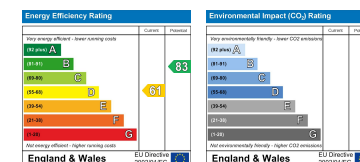








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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