



Webbs
Helping people move since 1994

Sandpiper Close | Cannock | WS12 4RN
Offers Over £170,000

W Webbs
estate agents

Summary

** WELL PRESENTED HOME ** TWO GOOD SIZED BEDROOMS ** MODERN REFITTED KITCHEN DINER ** SPACIOUS LOUNGE ** REFITTED BATHROOM ** IDEAL FOR TOWN CENTRE AND TRAIN STATION ** CLOSE TO CANNOCK CHASE ** EARLY VIEWING STRONGLY ADVISED ** CHAIN FREE **

We are pleased to offer Sandpiper Close, Hedgesford, Cannock — a lovely two-bedroom semi-detached home set in a quiet cul-de-sac. This well-kept and improved property is ideal for families or first-time buyers and is close to local schools, shops, and transport links.

The house features electric smart heaters, a bright living room, a modern re-fitted kitchen with space for dining, and two good-sized bedrooms upstairs along with a modern refitted family bathroom. Outside, there is a private rear garden perfect for relaxing or entertaining, and allocated parking space providing ample off-road parking. Located in a peaceful and popular area, this home offers comfortable living with easy access to Hedgesford town centre, Cannock Chase, and major road and rail links. Sandpiper Close is ready to move into and would make a wonderful home for anyone looking to settle in a friendly neighbourhood.

Key Features

- SOUGHT AFTER LOCATION
- REFURBISHED BY CURRENT OWNER
- CLOSE TO CANNOCK CHASE
- IDEAL FOR TOWN CENTRE AND TRAIN STATION
- ALLOCATED PARKING
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- MODERN REFURBISHED KITCHEN DINER
- SPACIOUS LOUNGE
- VIEWING ADVISED AND OFFERED CHAIN FREE

Rooms and Dimensions

ENTRANCE PORCH

SPACIOUS LOUNGE

13'9" x 13'7" (4.19m x 4.14m)

MODERN REFITTED KITCHEN DINER

13'6" x 7'10" (4.11m x 2.39m)

LANDING

BEDROOM ONE

10'5" x 10'0 (3.18m x 3.05m)

BEDROOM TWO

11'2" x 6'11" (3.40m x 2.11m)

REFITTED BATHROOM

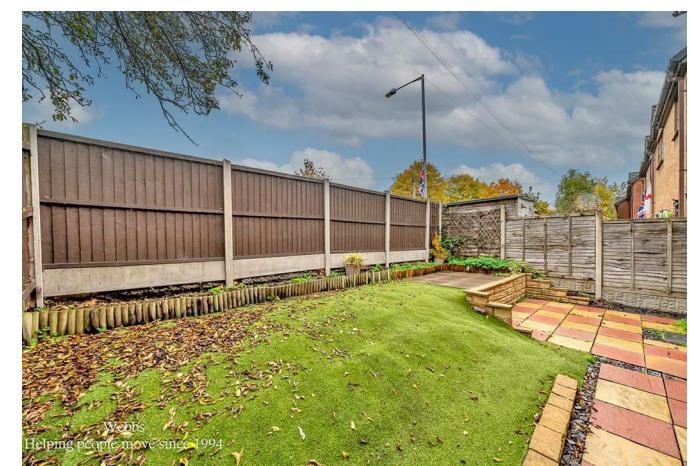
7'11" x 6'3" (2.41m x 1.91m)

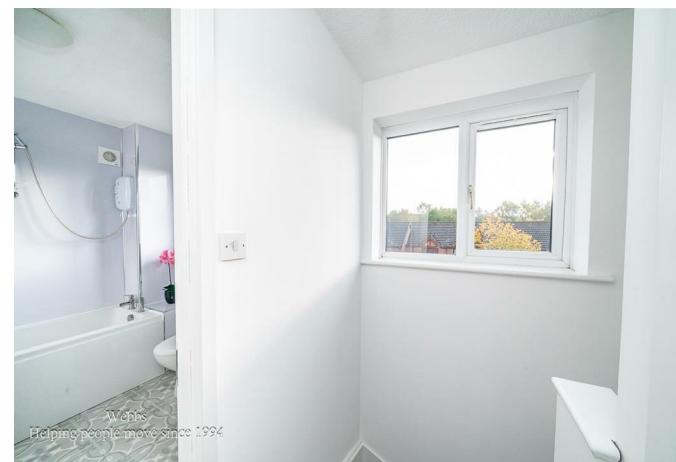
ENCLOSED REAR GARDEN

ALLOCATED PARKING SPACE

IDENTIFICATION CHECKS - C

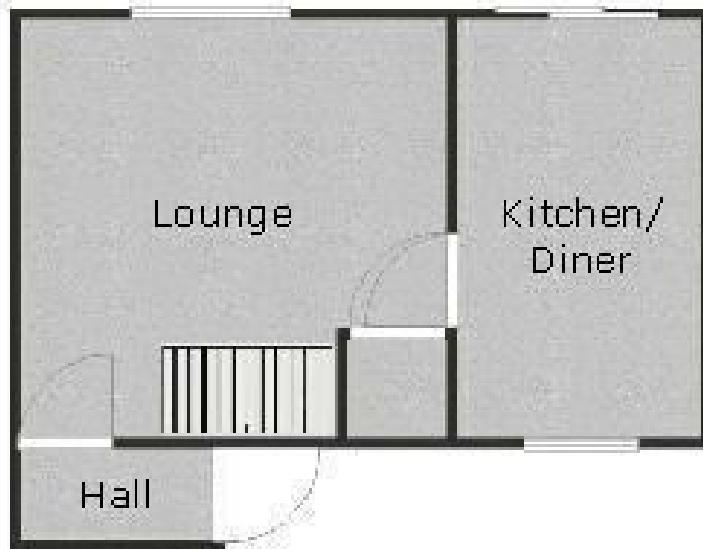
Agents Notes



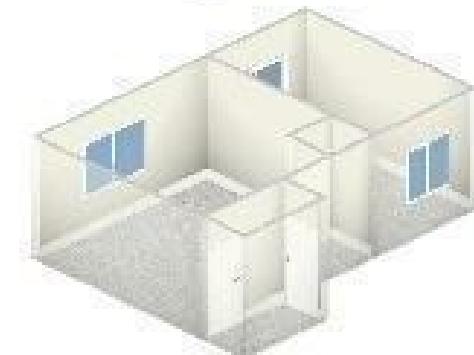
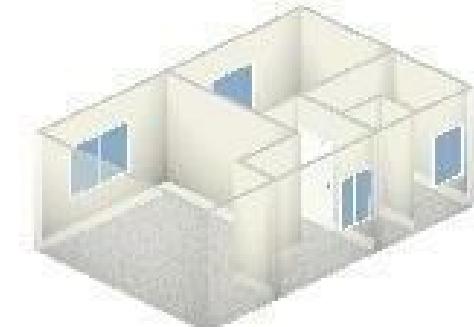


Floor Plan: Sandpiper Close, Hednesford

Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Household
Very energy efficient - lower running costs	87	Very environmentally friendly - lower CO ₂ emissions	
A+	87	A+	
A	86	B	
B+	85	C	
B	84	D	
C+	83	E	
C	82	F	
D+	81	G	
D	80		
All energy efficient - higher running costs		All environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	