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Stevens Drive | Cannock | WS12 1QY

Open To Offers £270,000

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estate agents

## Summary

**\*\* THREE SEMI DETACHED \*\* LOFT ROOM \*\* EXTENDED \*\* CONSERVATORY \*\* UTILITY ROOM \*\* GUEST W.C \*\* DETACHED GARAGE \*\* WALKING DISTANCE TO HEDNESFORD HILLS & CANNOCK CHASE \*\***  
WEBBS ESTAE AGENTS are delighted to welcome this lovely extended semi detached on Stevens Drive in the charming area of Hednesford, Cannock. This extended three-bedroom semi-detached house offers a delightful blend of space and comfort. Upon entering, you are welcomed into a good-sized lounge, perfect for relaxation and entertaining. The generous kitchen provides ample room for culinary creations, while the adjoining conservatory invites natural light and offers a lovely space to enjoy the garden views. This property boasts a practical utility room and a convenient downstairs guest W.C., enhancing the functionality of the home. Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat, alongside a family bathroom. Additionally, the loft has been thoughtfully converted and is currently utilised as a further bedroom, providing extra space for family or guests. Externally, the property features a wrap-around garden, ideal for outdoor activities and gatherings. A detached garage offers secure storage, and there is parking available to the rear in a fully enclosed area, ensuring privacy and convenience. The location is excellent, with Hednesford town just a short distance away, providing access to a variety of local amenities. For those who enjoy the outdoors, the picturesque Hednesford Hills are within walking distance, offering beautiful scenery and recreational opportunities. This semi-detached house is a wonderful opportunity for families or individuals seeking a spacious and well-located home in a vibrant community.

## Key Features

- EXTENDED THREE WITH LOFT ROOM
- GOOD SIZED LOUNGE
- SPACIOUS CONSERVATORY
- WRAP AROUND GARDEN
- WALKING DISTANCE TO HEDNESFORD HILLS
- LOFT CONVERTED
- GENEROUS KITCHEN
- UTILITY ROOM WITH GUEST W.C
- DETACHED GARAGE & PARKING
- CLOSE TO LOCAL AMENITIES

## Rooms and Dimensions

### PORCH

### LOUNGE

20'2" x 11'8" (6.15 x 3.58)

### KITCHEN

15'8" x 10'5" (4.80 x 3.20)

### UTILITY ROOM

4'5" x 6'0" (1.35 x 1.85)

### GUEST W.C

### CONSERVATORY

18'3" x 9'1" (5.57 x 2.77)

### FIRST FLOOR LANDING

### BEDROOM ONE

11'8" x 9'10" (3.56 x 3.00)

### BEDROOM TWO

7'1" x 9'10" (2.16 x 3.02)

### BEDROOM THREE

7'3" x 9'5" (2.23 x 2.89)

### FAMILY BATHROOM

12'3" x 6'5" (3.74 x 1.97)

### SECOND FLOOR

### LOFT ROOM

20'9" x 14'4" (6.33 x 4.39)

### EXTERNALLY

### WRAP AROUND GARDEN

### PARKING TO THE SIDE

### DETACHED GARAGE

### IDENTIFICATION CHECKS - C

### PREMIUM CONVEYANCING (C)



**GET READY FOR A SPEEDIER, SMOOTHER AND MORE SUCCESSFUL TRANSACTION WITH THIS PREMIUM CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

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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.

| Energy Efficiency Rating |      | Environmental Impact (CO <sub>2</sub> ) Rating |      |
|--------------------------|------|------------------------------------------------|------|
| Score                    | Band | Score                                          | Band |
| 105-120                  | A    | 105-120                                        | A    |
| 80-105                   | B    | 105-120                                        | B    |
| 65-80                    | C    | 105-120                                        | C    |
| 50-65                    | D    | 105-120                                        | D    |
| 35-50                    | E    | 105-120                                        | E    |
| 20-35                    | F    | 105-120                                        | F    |
| 5-20                     | G    | 105-120                                        | G    |

England & Wales EU Directive 2002/91/EC

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