



Webbs

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Winding House Drive | Hednesford, Cannock | WS12 4GN

Offers Around £250,000

 **Webbs**
estate agents

Summary

* VERY WELL PRESENTED ** DECEPTIVELY SPACIOUS ** THREE BED SEMI DETACHED HOUSE ** EN-SUITE TO MASTER ** OPEN PLAN RECEPTION ROOMS ** BREAKFAST KITCHEN ** GUEST W.C ** PRIVATE DRIVE ** FULLY ENCLOSED REAR GARDEN ** CLOSE TO ALL LOCAL SCHOOLS **

WEBBS ESTATE AGENTS have the absolute pleasure to present for sale a delightful three bed semi detached family home . The home provides space and a modern contemporary feel . The garage is converted which gives this home the versatility and space a family needs . The property briefly comprises of a good sized lounge, open plan good sized sitting room/dining room , breakfast kitchen, downstairs guest w.c, Three very good sized bedroom , en-suite to master and a family bathroom

EXTERNALLY

The garden is an absolute pleasure to sit in the summer evening after a long day at work . The garden is to the rear which is private and is fully enclosed . There is two parking spaces provided via a private drive.

The location could not be better . All local amenities are just a short stroll away . The train station is a short walk along with the schools. Cannock Chase is also within easy reach which is our local treasure an area of outstanding natural beauty.

** VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND LOCATION **

Key Features

- THREE GENEROUS BEDROOMS
- FAMILY BATHROOM
- EXTENDED FAMILY LIVING
- WALKING DISTANCE TO CANNOCK CHASE
- EN-SUITE TO MASTER
- PARKING
- GUEST W.C
- CLOSE TO ALL LOCAL AMENITIES

Rooms and Dimensions

ENTRANCE PORCH

LOUNGE

16'1" x 10'3" (4.91 x 3.14)

LOUNGE/DINER

16'0" x 7'9" (4.89 x 2.38)

GUEST W.C

KITCHEN/DINER

18'9" x 8'4" (5.738 x 2.556)

FIRST FLOOR LANDING

MASTER BEDROOM

13'10" x 9'6" (4.240 x 2.918)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'3" x 8'8" (3.438 x 2.66)

BEDROOM THREE

7'11" x 9'9" (2.433 x 2.993)

FAMILY BATHROOM

EXTERNALLY

PRIVATE DRIVE

FULLY ENCLOSED REAR GARDEN

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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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	Potential	Current	Potential
<p>Buyer Average Efficiency - lower energy costs</p> <p>84.00 A</p> <p>75.00 B</p> <p>65.00 C</p> <p>55.00 D</p> <p>45.00 E</p> <p>35.00 F</p> <p>25.00 G</p>	<p>82</p>	<p>Buyer Average Carbon Footprint - lower CO₂ emissions</p> <p>10.00 A</p> <p>15.00 B</p> <p>20.00 C</p> <p>25.00 D</p> <p>30.00 E</p> <p>35.00 F</p> <p>40.00 G</p>	<p>82</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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