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Sunley Drive | Hednesford, Cannock | WS12 1RF

Offers In The Region Of £220,000



Summary

**** ENVIABLE CORNER PLOT ** THREE BEDROOMS ** SPACIOUS LOUNGE ** DETACHED GARAGE AND DRIVEWAY ** FRONT, REAR AND SIDE GARDENS ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** BREAKFAST KITCHEN ** CONSERVATORY ** IDEAL FOR EXTENTION SUBJECT TO PLANNING ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a spacious home set on an enviable-sized corner plot, which offers an excellent opportunity to extend the property subject to planning permission being granted.

In brief consisting of an entrance, a spacious lounge, a kitchen diner providing access to the conservatory and rear garden, and a guest WC.

On the first floor, there are three bedrooms and a family bathroom.

Externally, the property has a rear and side garden with gated access to the front garden, detached single garage and driveway providing ample off-road parking.

The property is close to Cannock Chase, Hednesford Town Centre, Train Station, EARLY VIEWING IS ADVISED.

Key Features

- THREE BEDROOMS
- CONSERVATORY
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- IDEAL FOR CANNOCK CHASE
- BREAKFAST KITCHEN
- ENVIABLE CORNER PLOT
- FRONT, SIDE AND REAR GARDENS
- DETACHED GARAGE AND DRIVEWAY
- SPACIOUS LOUNGE
- POPULAR LOCATION

Rooms and Dimensions

DRAFT DETAILS AWAITING VENDOR APPROVAL

LOUNGE

11'3" x 16'1" (3.43m" x 4.90m")

KITCHEN

15'9" max 9'9" min x 9' max (4.80m" max 2.97m" min x 2.74m max)

CONSERVATORY

14'6" x 7'9" (4.42m" x 2.36m")

BEDROOM ONE

13'5" x 10'3" (4.09m" x 3.12m")

BEDROOM TWO

11'3" max 7'10" min x 9'4" (3.43m" max 2.39m" min x 2.84m")

BEDROOM THREE

11' x 6'6" (3.35m x 1.98m")

BATHROOM

6'11" x 5'9" (2.11m" x 1.75m")

GARAGE AND DRIVEWAY AT THE SIDE

FRONT, SIDE AND REAR GARDEN

IDENTIFICATION CHECKS - C





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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>Key Average Energy Use - Yearly energy costs</p> <p>100-150 £ A</p> <p>150-200 £ B</p> <p>200-250 £ C</p> <p>250-300 £ D</p> <p>300-350 £ E</p> <p>350-400 £ F</p> <p>400-450 £ G</p>	<p>68</p> <p>76</p>	<p>Key Annual CO₂ Emissions - Yearly CO₂ emissions</p> <p>10-20 t/a A</p> <p>20-30 t/a B</p> <p>30-40 t/a C</p> <p>40-50 t/a D</p> <p>50-60 t/a E</p> <p>60-70 t/a F</p> <p>70-80 t/a G</p>	<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>

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