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**Bradbury Lane | Cannock | WS12 4EP**  
**Offers Invited £220,000**

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## Summary

WEBBS ESTATE AGENTS are delighted to welcome to market Bradbury Lane in the charming town of Hedgesford, Cannock with NO ONWARD CHAIN. This delightful three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a spacious layout, making it ideal for those seeking comfort and convenience in a vibrant community.

Upon entering, you are welcomed by an inviting entrance porch that leads into a large lounge, perfect for relaxation and entertaining guests. The modern kitchen diner is a highlight of the home, providing a stylish space for family meals and gatherings. The property also benefits a downstairs WC & utility cupboard. Adjacent to the kitchen, the conservatory offers a bright and airy atmosphere, ideal for enjoying the garden views throughout the seasons.

The first floor comprises three well-proportioned bedrooms, providing ample space for family living or guest accommodation. A three-piece family bathroom completes this level, ensuring all essential amenities are readily available.

Externally, the property features an enclosed rear garden, predominantly laid to lawn, complemented by a patio seating area, perfect for outdoor dining or simply enjoying the fresh air. Additionally, the property benefits from ample off-road parking, a valuable asset in this sought-after area.

Situated within excellent school catchments, this home is also conveniently located near Hedgesford Town Centre and the train station, making it an ideal choice for commuters. With Cannock Chase nearby, outdoor enthusiasts will appreciate the stunning natural landscapes and recreational opportunities available.

Viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Don't miss the chance to make this property your own.

## Key Features

- THREE BED SEMI DETACHED
- GOOD SIZED LOUNGE
- WALKING DISTANCE TO CANNOCK CHASE
- EXCELLENT SCHOOL CATCHMENTS
- ENCLOSURE REAR GARDEN
- MODERN KITCHEN DINER
- CONSERVATORY
- CLOSE TO HEDGESFORD TOWN CENTRE
- OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED

## Rooms and Dimensions

### ENTRANCE PORCH

### LOUNGE

19'9" x 11'3" (6.027 x 3.450 )

### MODERN KITCHEN/DINER

19'10" x 8'7" (6.048 x 2.625 )

### CONSERVATORY

16'4" x 7'11" (4.999 x 2.432 )

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'4" x 10'9" (3.455 x 3.286 )

### BEDROOM TWO

13'8" x 8'6" (4.173 x 2.603 )

### BEDROOM THREE

8'8" x 7'8" (2.645 x 2.360 )

### FAMILY BATHROOM

### EXTERNALLY

### PARKING

### ENCLOSURE REAR GARDEN

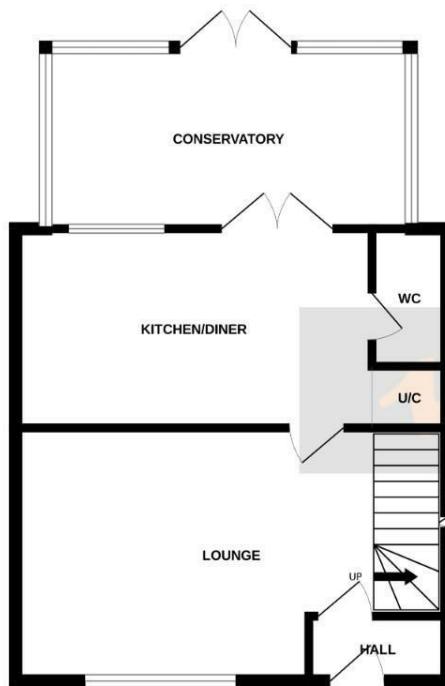
### IDENTIFICATION CHECKS - C

### Agents Note

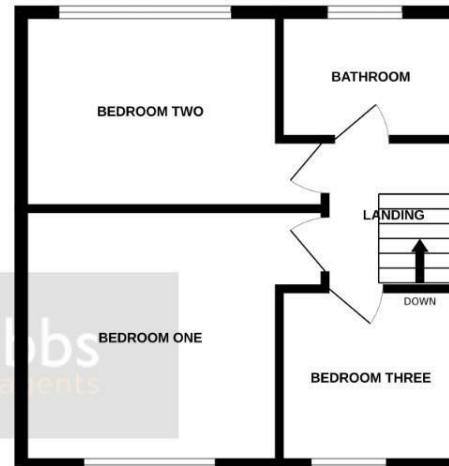




GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

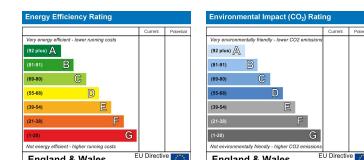


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TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.

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.



153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: [sales@webbsestateagents.co.uk](mailto:sales@webbsestateagents.co.uk) | [www.webbsestateagents.co.uk](http://www.webbsestateagents.co.uk)

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