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Bradbury Lane | Cannock | WS12 4EP

Offers Invited £220,000



Summary

WEBBS ESTATE AGENTS are delighted to welcome to market Bradbury Lane in the charming town of Hednesford, Cannock, 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. 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 Hednesford 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
- ENCLOSED REAR GARDEN
- MODERN KITCHEN DINER
- CONSERVATORY
- CLOSE TO HEDNESFORD 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

ENCLOSED REAR GARDEN

IDENTIFICATION CHECKS - C

Agents Note





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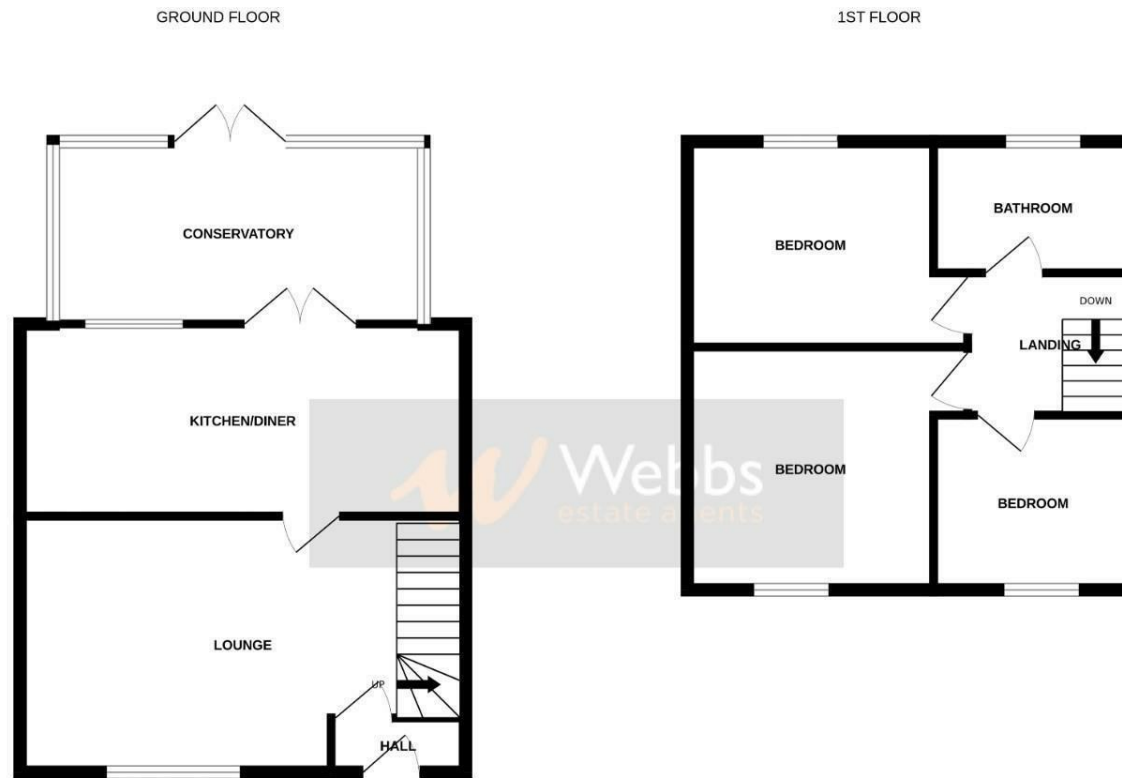
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC

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