



# Rosefinch Drive, Cannock, WS11 9AG

£295,000

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A beautifully presented three-bedroom detached home, offering modern living spaces, a thoughtfully landscaped garden, and two bathrooms, conveniently located in Cannock.

Rosefinch Drive is situated in a pleasant residential area of Cannock, offering a blend of convenient local amenities and green spaces. Residents benefit from easy access to local shops, supermarkets, and dining options. The area is well-connected for commuters, with excellent road links to the M6 and A5, providing access to nearby towns and cities. Families will appreciate the selection of local schools, and nearby parks offer opportunities for outdoor recreation and leisurely strolls.

The accommodation briefly comprises a welcoming entrance hall, a spacious living room, and a modern open-plan kitchen/dining room with integrated appliances and access to a guest WC. To the first floor, a landing leads to a principal bedroom with an en-suite shower room, two further well-proportioned bedrooms, and a contemporary family bathroom. Externally, the property benefits from off-street parking, a single garage, and a beautifully landscaped rear garden with a unique outdoor bar area.

We encourage an early viewing to fully appreciate the quality and inviting atmosphere this attractive home offers.

### Entrance Hall

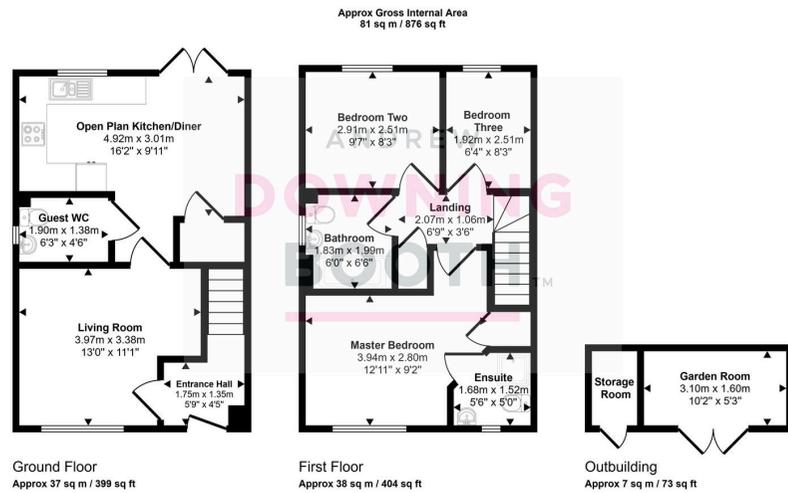
A welcoming entrance hall accessed via a front-facing composite door with glazed panel, featuring wood-effect flooring, a radiator, and stairs rising to the first floor. A door leads through to the main living accommodation.

### Living Room

A spacious and cosy living room with a front-facing UPVC double glazed window, radiator, and a stylish panelled feature wall, creating a warm and inviting atmosphere.

### Open Plan Kitchen/Dining Room





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

- Three Bedroom Semi-Detached Home
- Open Plan Kitchen/Diner
- Guest WC
- Driveway To the Side Of The Property
- EPC Rating: B
- Beautifully Appointed Throughout
- Landscaped Private Rear Garden
- Master Bedroom With Ensuite Shower Room
- Good Location Close To Local Schools & Amenities
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	91	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	