



48 Chancery Drive Hednesford, Cannock, WS12 4RE

This well-presented two-bedroom semi-detached bungalow offers both comfort and potential in a prime Hednesford location, close to Cannock Chase. Available for sale no upward chain.

The property features a bright lounge/diner with bow window and fireplace, a modern fitted kitchen with pantry, two double bedrooms overlooking the garden, and a fully tiled bathroom. An inner hallway provides loft and storage access, with gas central heating and UPVC double glazing throughout.

To the front, a generous driveway offers ample off-road parking for several vehicles, with gated access leading to a side carport and entry to the property. At the rear, two substantial brick-built outbuildings provide excellent versatility and potential. One, set towards the back of the garden, is well-suited as a home office or hobby room, featuring a vaulted gable roof, UPVC windows, entry door, canopy area, and useful rear storage, all overlooking a low-maintenance garden with paved areas, planting beds, and timber fencing for privacy. The second, a large brick-built garage with pitched roof and steel RSJ support, benefits from an up-and-over door, side windows for natural light, additional UPVC entry door, and is equipped with power and lighting—ideal for use as a workshop, garage, or further conversion (subject to the necessary consents).

Conveniently situated near Cannock and Rugeley town centres, major road links, and train stations, the home is also within walking distance of Hednesford town centre.

£265,000

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Hallway

Lounge

Kitchen

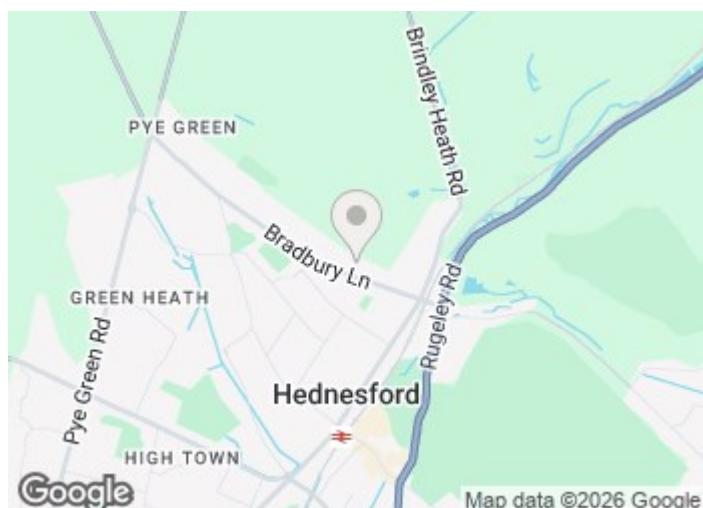
Bedroom One

Bedroom Two

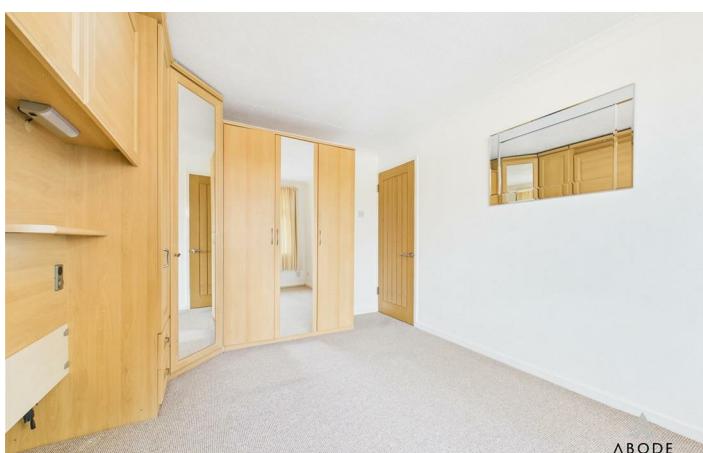
Bathroom

Garden Room Outbuilding

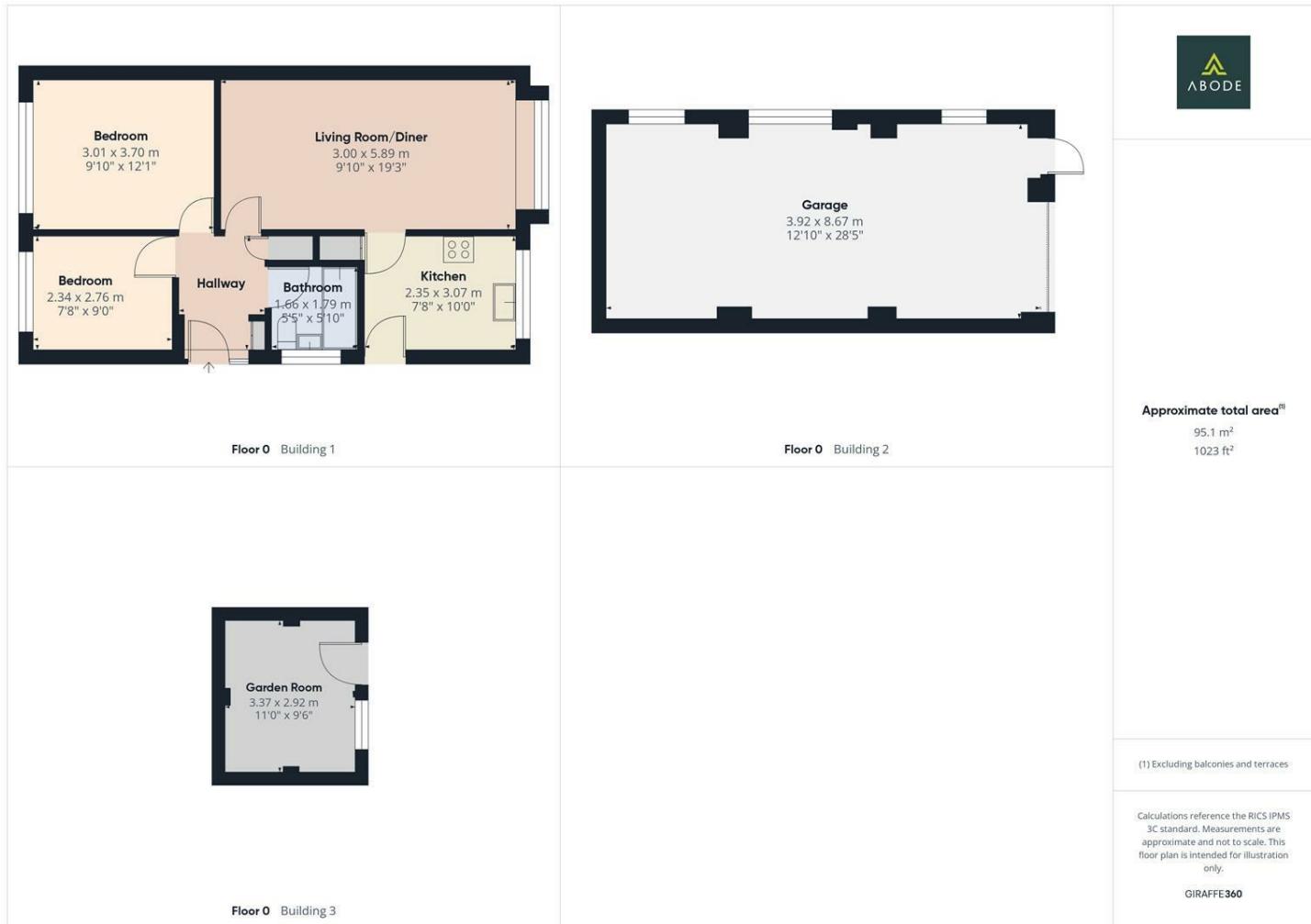
Garage



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |