



Leamington Close,  
Cannock, WS11 1PW

£220,000



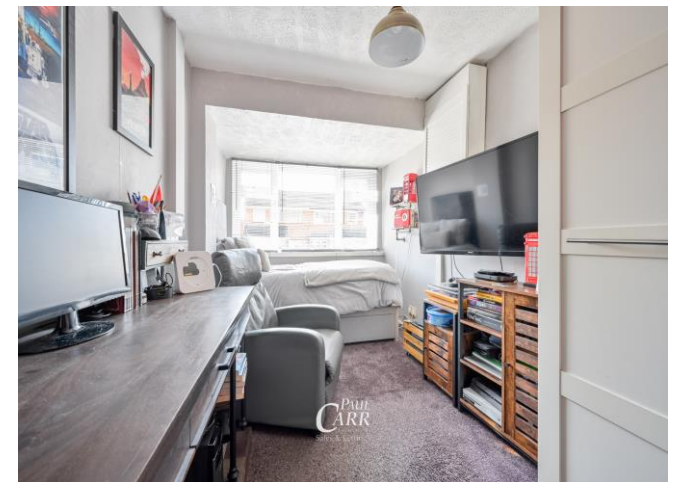
£220,000

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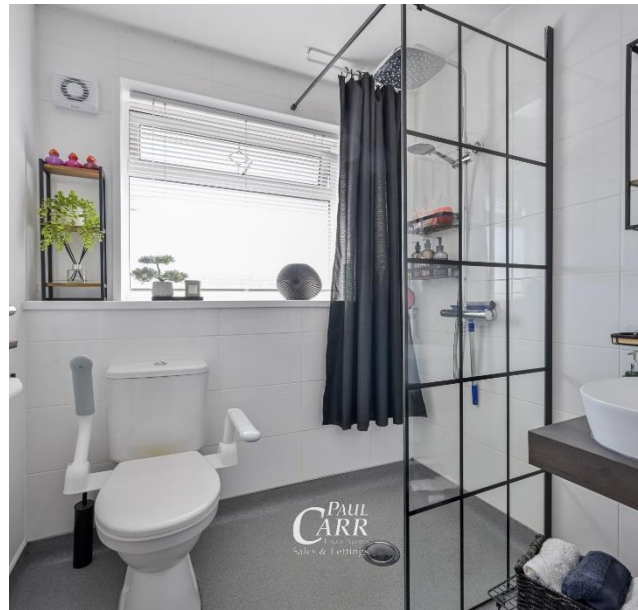
Charming Three-Bedroom Semi-Detached Family Home Situated in a sought-after location close to the Town Centre, excellent schools, and major motorway links, this beautifully presented three-bedroom semi-detached residence offers a perfect blend of modern comfort and charm.

Boasting two spacious reception rooms and a bright conservatory overlooking the delightful enclosed rear garden, the home is ideal for both entertaining and family living. The well-appointed modern shower room adds a stylish touch, while the driveway provides convenient off-road parking.

This home is an excellent opportunity for families or anyone seeking a comfortable and well-located property with easy access to amenities and transport links.







## Property Specification

Extended 3/4 Bedroom Family Home  
Sought After Location - Just Off Longford Road  
Excellent School Catchments With Numerous Schools  
Nearby  
Garage Conversion Into Fourth Bedroom / Sitting Room  
Private Plot With No Neighbours To The Rear

**Kitchen**  
10' 4" x 9' 3" (3.14m x 2.81m)

**Lounge**  
12' 10" x 17' 2" (3.92m x 5.23m)

**Bedroom Four / Sitting Room**  
14' 10" x 7' 7" (4.51m x 2.32m)

**Conservatory**  
9' 1" x 11' 7" (2.78m x 3.54m)

**First Floor Landing**

**Bedroom One**  
12' 10" x 11' 3" (3.92m x 3.43m)

**Bedroom Two**  
10' 11" x 11' 3" (3.34m x 3.43m)

**Bedroom Three**  
8' 7" x 5' 7" (2.61m x 1.7m)

**Wet Room**  
5' 11" x 5' 7" (1.8m x 1.7m)

### Agent's Note:

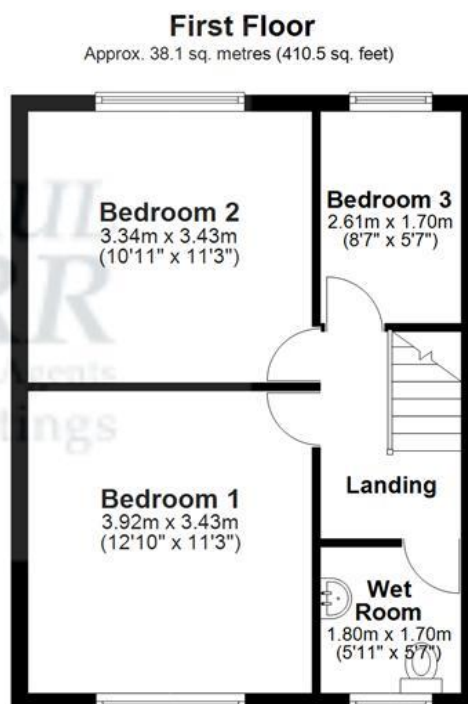
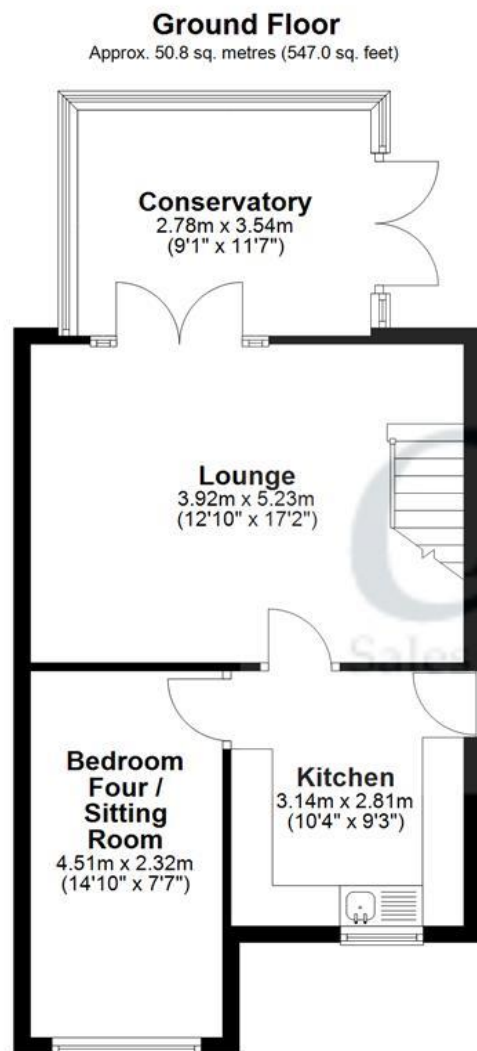
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 5th April 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

