



Langtree Close,
Cannock, WS12 3TT

Offers in the Region Of £260,000

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Upon entering, the welcoming hall provides access to all principal rooms and includes a radiator, storage cupboard, and ceiling light. The spacious lounge/diner features a double glazed window to the front aspect, ceiling coving, an electric fireplace, two radiators, and a ceiling light point. From here, an inner hall leads to the bedrooms and shower room, with additional storage housing the boiler and access to the loft. Bedroom one is a generous double room with fitted wardrobes, a radiator, ceiling light point, and a double glazed window overlooking the rear garden. Bedroom two also benefits from fitted wardrobes, a radiator, ceiling light point, and a sliding door opening into the conservatory. The conservatory enjoys views of the rear garden through double glazed windows to the side and rear, with French doors providing direct access to the outdoor space. The modern shower room is fitted with a low flush WC, shower cubicle with shower over, wash hand basin, radiator, ceiling light point, and an obscure double glazed window to the side. The kitchen offers a range of wall and base cupboard units, a one and a half bowl sink with drainer and mixer tap, a four-ring gas hob, integrated oven, grill, and microwave, with a ceiling light, radiator, and side access door. The property also includes a garage with an electric door, ceiling light, and a rear window. Externally, the front features a tarmac driveway with a gravel frontage, carport to the side, and a gated side access. The outdoor space has a slabbed patio area leading to a well-maintained lawn, enclosed by boundary fencing and complemented by flower beds, with convenient side access to the property.





Property Specification

Detached Bungalow
Situating In A Cul-De-Sac
Two Double Bedrooms
Spacious Lounge/Diner
Modern Shower Room

Hall

Lounge/Diner
10' 3" x 19' 4" (3.12m x 5.89m)

Kitchen
10' 0" x 7' 6" (3.05m x 2.28m)

Inner Hallway

Bedroom One
9' 8" x 9' 0" (2.94m x 2.74m)

Bedroom Two
9' 8" x 9' 3" (2.94m x 2.82m)

Conservatory
9' 2" x 12' 6" (2.79m x 3.81m)

Shower Room
5' 2" x 5' 9" (1.57m x 1.75m)

Garage
17' 5" x 8' 1" (5.30m x 2.46m)

Agent's Note:

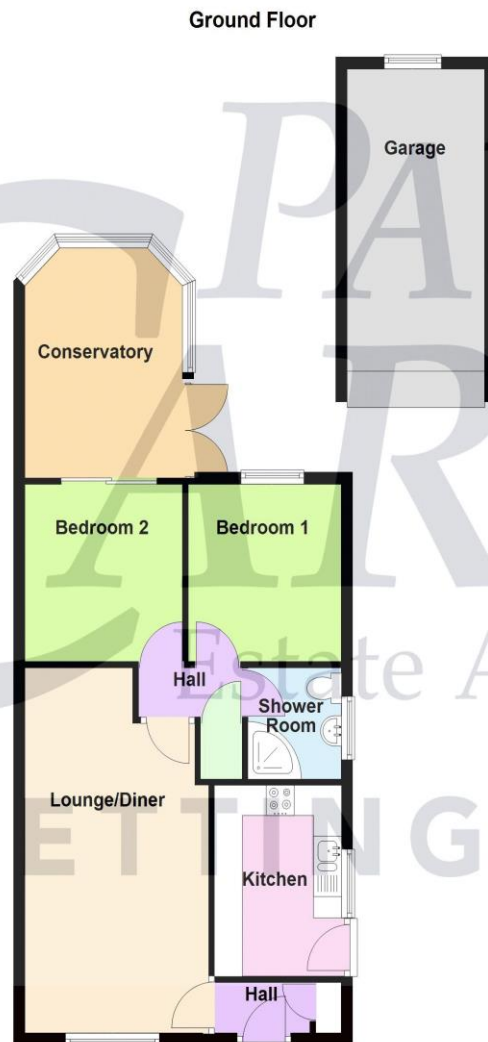
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Came on the market: 3rd June 2025

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

