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**Littleworth Road | Cannock | WS12 1NT**  
**Offers In The Region Of £295,000**

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estate agents

# Summary

**\*\* DECEPTIVELY SPACIOUS DETACHED FAMILY HOME \*\* FOUR DOUBLE BEDROOMS \*\* TWO EN-SUITE SHOWER ROOMS \*\* LARGE FAMILY BATHROOM \*\* DOWNSTAIRS OFFICE AND PLAYROOM (CONVERTED GARAGE) \*\* DINING KITCHEN \*\* SPACIOUS LOUNGE WITH BALCONY \*\* INTERNAL VIEWING IS ESSENTIAL \*\***

Webbs estate agents are pleased to offer a deceptively spacious family home for sale. Situated in a popular area near local schools and amenities. The property would suit a large family and briefly comprises an entrance porch, hallway, guest w.c, re-fitted utility room, front store room (to the front of garage), downstairs office and playroom (converted garage), two downstairs bedrooms both with fitted wardrobes and bedroom one has a re-fitted en-suite shower room. On the first floor, there is a dining kitchen, a spacious lounge with a balcony, a large family bathroom, and two further double bedrooms, one with an en-suite shower room. Externally the property has an enclosed four-tiered garden area that has a side gate and access to the back garden from the front. There is also a driveway for several vehicles.

# Key Features

- DECEPTIVELY SPACIOUS DETACHED FAMILY HOME
- TWO EN-SUITE SHOWER ROOMS
- DINING KITCHEN
- RE-FITTED UTILITY ROOM
- DOWNSTAIRS OFFICE AND PLAYROOM (CONVERTED GARAGE)
- FOUR DOUBLE BEDROOMS
- LARGE FAMILY BATHROOM
- SPACIOUS LOUNGE WITH BALCONY
- GUEST W.C
- INTERNAL VIEWING ESSENTIAL

# Rooms and Dimensions

**Entrance Porch**

**Entrance Hallway**

**Guest W.C**

**Re-fitted Utility Room**

7'10" x 5'3" (2.402 x 1.612 )

**Downstairs Office/ converted garage**

15'8" x 9'0" (4.779 x 2.754 )

**Family Room/ Playroom**

13'10" x 8'5" (4.234 x 2.575 )

**Master Bedroom**

14'1" x 13'5" (4.301 x 4.113)

**Re-fitted En-suite Shower Room**

7'8" x 3'11" (2.343 x 1.204 )

**Bedroom Four**

9'7" x 7'11" (2.931 x 2.417 )

**First floor landing**

**Kitchen/ Diner**

19'3" x 9'0" (5.884 x 2.745 )

**Lounge with Balcony**

19'3" x 14'1" (5.876 x 4.300)

**Family Bathroom**

9'1" x 6'10" (2.783 x 2.101 )

**Bedroom Two**

13'5" x 8'4" (4.114 x 2.563 )

**Bedroom Three**

9'1" x 7'4" (2.790 x 2.245 )

**En-suite Shower Room**

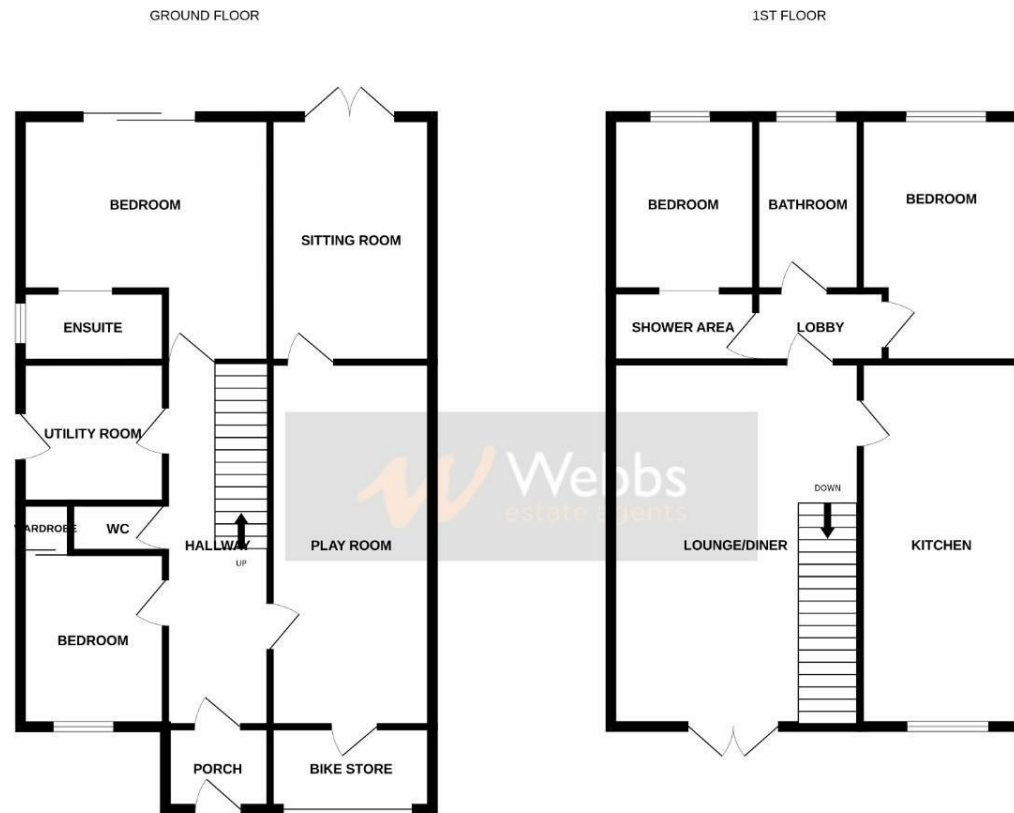
**Enclosed Tiered Rear Garden**

**Driveway**

**Identification checks - C**

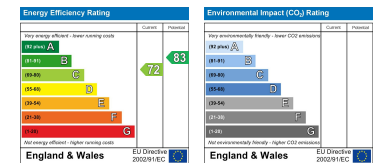






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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