



Webbs

Helping people move since 1994

St. Lawrence Drive | Cannock | WS11 7YG

Offers Around £365,000

 Webbs  
estate agents

## Summary

**\*\* SUBSTANTIAL PLOT \*\* DETACHED HOME \*\* FOUR BEDROOMS \*\* EN-SUITE TO MASTER \*\* SPACIOUS LOUNGE \*\* DINING ROOM \*\* BREAKFAST KITCHEN \*\* LARGE FRONT DRIVEWAY \*\* EXCELLENT SCHOOLS \*\* IDEAL FOR LOCAL SHOPS AND AMENITIES \*\* EXCELLENT TRANSPORT LINKS \*\* LARGE REAR AND SIDE GARDEN \*\* UTILITY AND GUEST WC \*\* VIEWING STRONGLY ADVISED \*\* CHAIN FREE \*\***

Webbs Estate Agents are pleased to offer for sale a spacious detached home set on a substantial corner plot offering easy access to excellent schools, transport links, local shops, amenities, and The Designer Shopping Village.

In brief consisting of an entrance hallway, spacious lounge with walk-in bay window and double doors to the dining room at the rear overlooking the garden, the breakfast kitchen has a range of wall and floor units with some integrated appliances, guest WC and utility with door to the garage.

To the first floor there are four bedrooms, a family bathroom and an en-suite shower room to the master bedroom, externally the property has a rear and side garden with a large block paved driveway providing ample off-road parking, VIEWING ADVISED AND THE PROPERTY IS CHAIN FREE

## Key Features

- SUBSTANTIAL CORNER PLOT
- EN-SUITE TO MASTER BEDROOM
- SINGLE GARAGE AND LARGE DRIVEWAY
- DINING ROOM
- IDEAL FOR DESIGNER SHOPPING VILLAGE
- FOUR BEDROOMS
- LARGE LOUNGE
- EXCELLENT SCHOOL CATCHMENTS
- BREAKFAST KITCHEN
- VIEWING STRONGLY ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE

17'3" x 13'2" (5.266 x 4.030)

### DINING ROOM

12'4" x 11'3" (3.774 x 3.451)

### BREAKFAST KITCHEN

14'2" x 10'9" (4.333 x 3.296)

### UTILITY ROOM

8'4" x 4'7" (2.564 x 1.410)

### GUEST WC

### INTEGRAL SINGLE GARAGE

### LANDING

### BEDROOM ONE

12'3" x 11'6" (3.758 x 3.523)

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

12'6" x 9'0" (3.823 x 2.751)

### BEDROOM THREE

12'4" x 7'11" (3.767 x 2.417)

### BEDROOM FOUR

8'11" x 6'9" (2.731 x 2.071)

### FAMILY BATHROOM

8'8" x 7'5" (2.661 x 2.267)

### LARGE REAR AND SIDE GARDENS

### LARGE FRONT DRIVEWAY

### COAL MINING

### CONNECTIVITY:

### PARKING

### PROPERTY TYPE & CONSTRUCTION

### ROOMS

### UTILITIES





GROUND FLOOR

1ST FLOOR



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.  
 Made with Metropix ©2024

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Best Available Energy - lower energy costs 100-125 kWh/m <sup>2</sup> A 125-150 kWh/m <sup>2</sup> B 150-180 kWh/m <sup>2</sup> C 180-220 kWh/m <sup>2</sup> D 220-255 kWh/m <sup>2</sup> E 255-300 kWh/m <sup>2</sup> F 300-350 kWh/m <sup>2</sup> G	82	Best Available Energy - lower CO <sub>2</sub> emissions 100-125 g/m <sup>2</sup> A 125-150 g/m <sup>2</sup> B 150-180 g/m <sup>2</sup> C 180-220 g/m <sup>2</sup> D 220-255 g/m <sup>2</sup> E 255-300 g/m <sup>2</sup> F 300-350 g/m <sup>2</sup> G	82
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC