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Lichfield Road | Cannock | WS11 8EQ

Offers In The Region Of £395,995

 **Webbs**
estate agents

Summary

***** NO CHAIN **** MOTIVATED SALE **** THIS HOME REALLY MUST BE VIEWED ****

FABULOUS DETACHED BUNGALOW ** POPULAR LOCATION ** INTERNAL VIEWING IS ESSENTIAL ** DECEPTIVELY SPACIOUS ** TWO/THREE DOUBLE BEDROOMS ** GENEROUS LOUNGE ** DINING ROOM ** BREAKFAST KITCHEN ** STORE ROOM ** UTILITY ROOM ** FAMILY BATHROOM ** ENSUITE SHOWER ROOM ** GARAGE ** CAR PORT ** SECURE LANDSCAPED GARDENS ** GENEROUS DRIVE IN AND OUT DRIVE ** TWO WORK SHOPS **

Webbs Estate Agents have pleasure in offering this very well-presented and deceptively spacious detached bungalow situated in a popular location, conveniently located close to all local amenities, train station, and a short walk into Cannock Town Centre. Briefly comprising: entrance porch, through hallway, generous lounge, dining room/bedroom three, breakfast kitchen, and store room (part garage conversion and utility room). In addition, there is generous storage through with a substantial loft space. Externally there is a generous in-and-out drive, carport, garage, two brick-built workshops, and generous landscaped gardens. Internal viewing is Essential

Key Features

- DECEPTIVELY SPACIOUS DETACHED BUNGALOW
- WELL MAINTAINED THROUGHOUT
- BREAKFAST KITCHEN, STORE ROOM & UTILITY ROOM
- FABULOUS FAMILY BATHROOM & ENSUITE TO MASTER
- CAR PORT, GARAGE & TWO WORKSHOPS
- INTERNAL VIEWING IS ESSENTIAL
- SPACIOUS LOUNGE, DINING ROOM / BEDROOM THREE
- TWO FURTHER DOUBLE BEDROOMS
- GENEROUS DRIVE IN AND OUT DRIVE
- LANDSCAPED GARDENS

Rooms and Dimensions

ENTRANCE PORCH

GENEROUS THROUGH HALLWAY

LOUNGE

15'7" x 15'4" (4.77m x 4.68m)

DINING ROOM / BEDROOM THREE

15'3" x 10'0" (4.66m x 3.07m)

BREAKFAST KITCHEN

15'2" x 10'9" (4.64m x 3.29m)

STORE ROOM (PART GARAGE CONVERSION)

11'9" x 7'1" (3.60m x 2.18m)

UTILITY ROOM

8'2" x 7'1" (2.51m x 2.18m)

BEDROOM ONE

14'9" x 12'11" (4.51m x 3.98m)

ENSUITE SHOWER ROOM

8'3" x 6'5" (2.52m x 1.96m)

BEDROOM TWO

15'6" x 10'0" (4.74m x 3.05m)

BEDROOM THREE

15'3" x 9'11" (4.66m x 3.03m)

FAMILY BATHROOM

8'4" x 8'0" (2.55m x 2.44m)

GARAGE

10'1" x 6'10" (3.08m x 2.09m)

CAR PORT

WORKSHOP ONE

13'2" x 8'9" (4.02m x 2.69m)

WORKSHOP TWO

9'7" x 4'2" (2.93m x 1.29m)

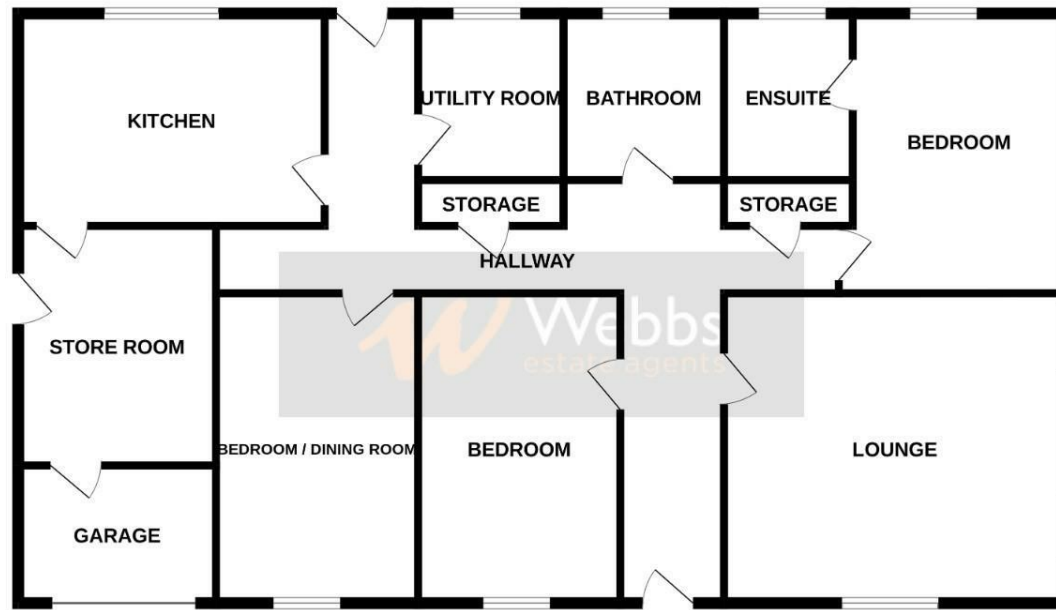
LANDSCAPED GARDEN

GENEROUS DRIVEWAY





GROUND 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.
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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m ² /year 120-135 kWh/m ² /year 135-150 kWh/m ² /year 150-180 kWh/m ² /year 180-250 kWh/m ² /year 250+ kWh/m ² /year	81	Best environmental impact - lower CO ₂ emissions 100 gCO ₂ /m ² /year 100-125 gCO ₂ /m ² /year 125-150 gCO ₂ /m ² /year 150-200 gCO ₂ /m ² /year 200-250 gCO ₂ /m ² /year 250+ gCO ₂ /m ² /year	82
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC