



Waterlily Close | Cannock | WS12 2GN

Offers Around £289,950



## Summary

**\*\* WELL PRESENTED \*\* THREE BEDROOMS \*\* L SHAPED LOUNGE DINER \*\* POPULAR LOCATION \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS  
\*\* MODERN KITCHEN \*\* ENCLOSED REAR GARDEN \*\* GARAGE AND DRIVEWAY \*\* MODERN FAMILY BATHROOM \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a well-presented and deceptively spacious detached home offering easy access to excellent school catchments and transport links, ideal for Hednesford and Heath Hayes and also being close to the designer shopping village.

In brief consisting of entrance hallway, guests WC, modern kitchen, the L-shaped lounge diner has double doors to the rear garden.

To the first floor there are three bedrooms and modern family bathroom, externally the property has an enclosed rear garden, ample off-road parking is provided by driveway and garage, EARLY VIEWING ADVISED TO FULLY APPRECIATE THE PROPERTY ON OFFER.

## Key Features

- MODERN DETACHED HOME
- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- GARAGE AND DRIVEWAY
- IDEAL FOR DESIGNER SHOPPING VILLAGE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- SPACIOUS L SHAPED LOUNGE DINER
- WELL PRESENTED
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### MODERN KITCHEN

8'11 x 7'6 (2.72m x 2.29m)

### L SHAPED LOUNGE DINER

16'6 x 15'7 (5.03m x 4.75m)

### LANDING

### BEDROOM ONE

13'5 x 10'2 (4.09m x 3.10m)

### BEDROOM TWO

11'1 x 8'0 (3.38m x 2.44m)

### BEDROOM THREE

10'2 x 7'3 (3.10m x 2.21m)

### MODERN FAMILY BATHROOM

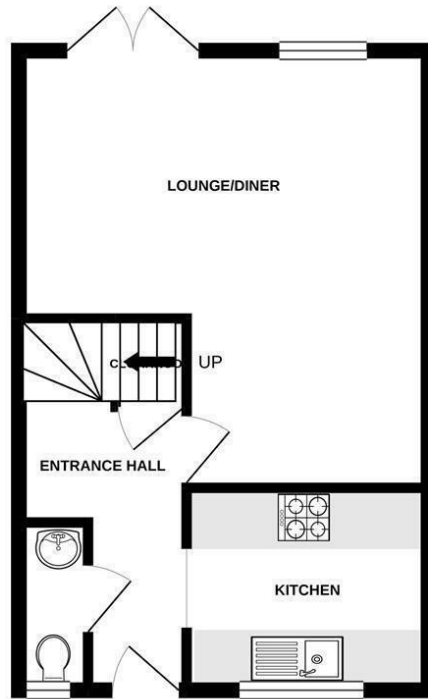
### ENCLOSED REAR GARDEN

### GARAGE AND DRIVEWAY

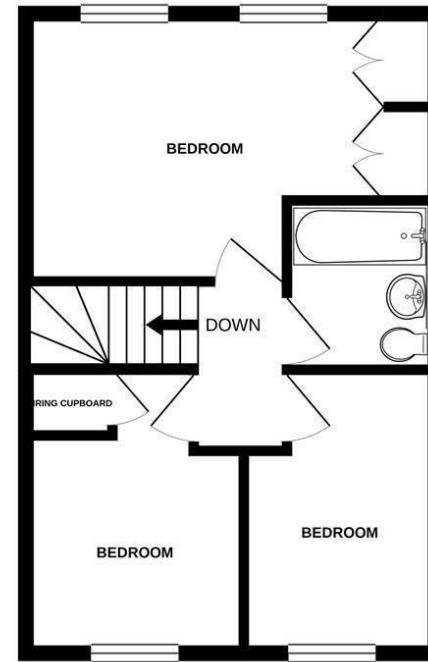




GROUND FLOOR



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.  
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