



Lloyd Street | Cannock | WS11 1HE

Open To Offers £330,000

 **Webbs**
estate agents

Summary

**** WOW ** HEAVILY EXTENDED FAMILY HOME ** OUTSTANDING POTENTIAL ** INTERNAL VIEWING IS ESSENTIAL ** FOUR BEDROOMS ** FAMILY BATHROOM & ENSUITE SHOWER ROOM ** DINING ROOM & KITCHEN DINER ** GUEST WC & UTILITY ROOM ** SPACIOUS LOUNGE & CONSERVATORY ** GENEROUS LANDSCAPED GARDENS ** DECEPTIVELY SPACIOUS ** PRIME SCHOOL CATCHMENT ****

Webbs Estate Agents have pleasure in offering this HEAVILY EXTENDED and deceptively spacious detached family home, situated in a popular location being close to all local amenities, goods schools and Cannock Town Centre. Briefly comprising: dining room, kitchen diner, guest WC, utility room, spacious lounge with an open-plan conservatory. On the first floor, the landing leads to a larger-than-average master bedroom with an ensuite shower room, three further bedrooms and a family bathroom. Externally there is a driveway and a generous landscaped rear garden. This beautiful home offers outstanding potential to open-plan and create a modern contemporary home. VIEWING IS STRONGLY ADVISED!

Key Features

- HEAVILY EXTENDED FAMILY HOME
- FOUR BEDROOMS
- DINING ROOM & KITCHEN DINER
- SPACIOUS LOUNGE & CONSERVATORY
- DECEPTIVELY SPACIOUS
- INTERNAL VIEWING IS ESSENTIAL
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- GUEST WC & UTILITY ROOM
- GENEROUS LANDSCAPED GARDENS
- OUTSTANDING POTENTIAL

Rooms and Dimensions

AWAITING VENDOR APPROVAL

DINING ROOM

16'6" x 12'1" (5.05m x 3.70m)

KITCHEN DINER

13'3" x 12'3" (4.05m x 3.75m)

INNER HALLWAY

GUEST WC

UTILITY ROOM

8'2" x 4'11" (2.50m x 1.50m)

SPACIOUS LOUNGE

16'2" x 8'4" (4.95m x 2.55m)

CONSERVATORY

16'0" x 9'4" (4.90m x 2.85m)

LANDING

MASTER BEDROOM

16'6" x 13'7" (5.05m x 4.15m)

ENSUITE SHOWER ROOM

BEDROOM TWO

12'3" x 8'4" (3.75m x 2.55m)

BEDROOM THREE

9'0" x 7'8" (2.75m x 2.35m)

BEDROOM FOUR

9'10" x 6'0" (3.0m x 1.85m)

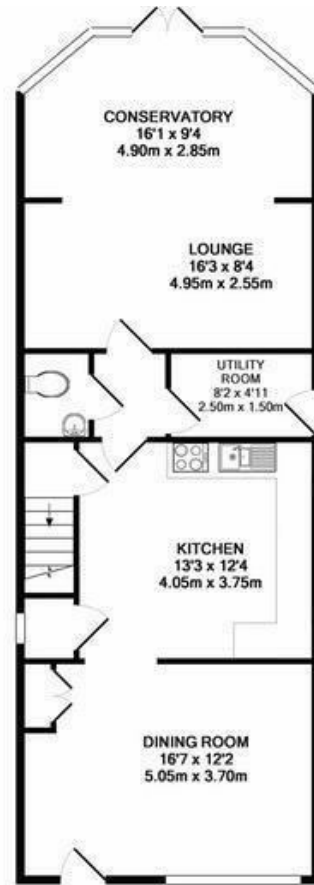
FAMILY BATHROOM

GENEROUS LANDSCAPED GARDENS

PRIVATE DRIVEWAY







GROUND FLOOR
APPROX. FLOOR
AREA 759 SQ.FT.
(70.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1382 SQ.FT. (128.4 SQ.M.)

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 Average Rating - lower energy costs 100% A 100% B 100% C 100% D 100% E 100% F 100% G		Best environmental impact - lower CO ₂ emissions 100% A 100% B 100% C 100% D 100% E 100% F 100% G	
78 60		78 60	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	