



Lloyd Street | Cannock | WS11 1HE
Offers In Excess Of £325,000

 **Webbs**
estate agents

Summary

**** WOW ** NO CHAIN ** 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

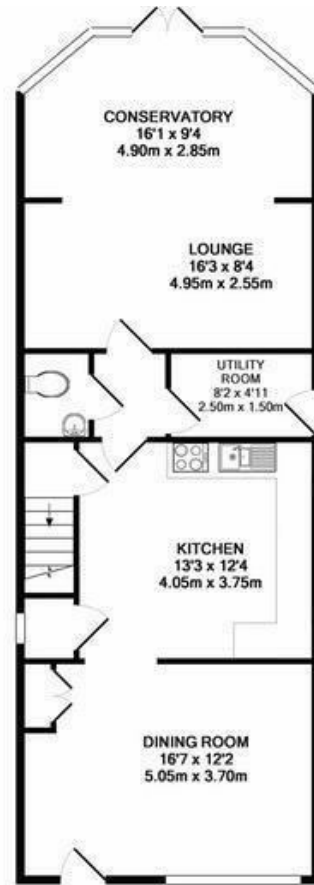
GENEROUS LANDSCAPED GARDENS

PRIVATE DRIVEWAY

Identification checks - C







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
Energy Efficiency Rating scale (A-G) with a green arrow pointing to '78' between G and F.		Environmental Impact (CO ₂) Rating scale (A-G) with a blue arrow pointing to '60' between G and F.	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	