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Orchard Avenue | Cannock | WS11 1JD

£260,000

 **Webbs**  
estate agents

## Summary

**\*\* STUNNING DORMER BUNGALOW \*\* HIGHLY DESIRABLE LOCATION \*\* THREE DOUBLE BEDROOMS \*\* REFITTED KITCHEN \*\* TWO RECEPTION ROOMS \*\* QUIET CUL-DE-SAC \*\* IDEAL FOR SHOAL HILL COMMON \*\* LANDSCAPED REAR GARDEN \*\* AMPLE OFF ROAD PARKING \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* GARDEN ROOM \*\***

Webbs Estate Agents are pleased to offer for sale a stunning semi-detached dormer bungalow, set in a highly desirable location offering easy access to local shops and amenities, Shoal Hill Common, and excellent transport links.

In brief consisting of a side entrance hallway with an opening into the modern refitted kitchen, a spacious lounge diner with a feature fire place, an inner hall, a family bathroom, a study/snug with a door to the rear garden, and a double ground floor bedroom.

To the first floor there are two very generous double bedrooms, externally the property has a low-maintenance rear garden with a patio seating area and garden room, ample off-road parking is provided by the front and side driveway **VIEWING ESSENTIAL**

## Key Features

- DESIRABLE LOCATION
- THREE GENEROUS DOUBLE BEDROOMS
- IDEAL FOR SHOAL HILL COMMON
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- VIEWING ADVISED
- SEMI DETACHED DORMER BUNGALOW
- LANDSCAPED REAR GARDEN
- REFITTED MODERN KITCHEN
- SPACIOUS LOUNGE DINER

## Rooms and Dimensions

### SIDE ENTRANCE

### MODERN REFITTED KITCHEN

7'5" x 7'1" (2.28 x 2.17)

### SPACIOUS LOUNGE DINER

20'4" x 10'11" (6.22 x 3.35)

### INNER HALL

### BEDROOM ONE

16'8" x 7'11" (5.10 x 2.42)

### STUDY/SNUG

13'7" x 8'7" (4.15 x 2.62)

### FAMILY BATHROOM

### LANDING

### BEDROOM TWO

12'8" x 12'0" (3.87 x 3.66)

### BEDROOM THREE

13'6" x 9'8" (4.12 x 2.95)

### LANDSCAPED REAR GARDEN

### GARDEN ROOM (GARAGE CONVERSION)

### FRONT AND SIDE DRIVEWAY

### DISCLOSURE





