



Westbourne Avenue | Cannock | WS11 4AN

Offers Over £270,000

 **Webbs**
estate agents

Summary

**** EXTENDED TRADITIONAL SEMI DETACHED HOME ** FULLY REFURBISHED TO A HIGH STANDARD THROUGHOUT ** WOW ** THREE BEDROOMS ** LOUNGE ** DINING ROOM ** STUNNING KITCHEN ** GUEST WC ** REFITTED FAMILY BATHROOM ** OFFICE/PLAY ROOM ** ENCLOSED REAR GARDEN ** PARKING FOR A NUMBER OF VEHICLES ** CLOSE TO CANNOCK TOWN CENTRE ** THIS MUST BE VIEWED TO FULLY APPRECIATE THE STANDARD ****

WEBBS ESTATE AGENTS are very pleased to offer for sale a stunning family home finished to a high standard by its current owners in brief consisting of entrance, lounge with walk-in bay and log burning stove, dining room with opening leading into a modern refitted kitchen, guest WC and rear entrance. To the first floor there are three bedrooms and refitted family bathroom, externally the enclosed rear garden has paved patio seating area, lawn with borders, log store, a detached brick-built office/playroom with a storage room with double-glazed windows and heating, parking is via driveway to the side and front of the property and EARLY VIEWING WILL BE ESSENTIAL TO AVOID DISAPPOINTMENT.

Key Features

- TRADITIONAL EXTENDED SEMI DETACHED HOME
- MODERN BREAKFAST KITCHEN
- WELL PRESENTED THROUGHOUT
- MODERN FAMILY BATHROOM
- DETACHED OFFICE/PLAYROOM
- THREE BEDROOMS
- EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS
- LARGE LOUNGE AND DINING ROOM
- CLOSE TO CANNOCK TOWN CENTRE
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE

LOUNGE WITH LOG BURNING FIRE

14'5" x 13'1" max measurements (4.413 x 4.008 max measurements)

DINING ROOM

13'2" x 9'8" (4.021 x 2.960)

STUNNING MODERN BREAKFAST KITCHEN

10'11" x 8'6" (3.341 x 2.604)

GUEST WC

REAR ENTRANCE

LANDING

BEDROOM ONE

11'0" x 12'9" (3.378 x 3.902)

BEDROOM TWO

11'5" x 9'1" (3.48m x 2.77m)

BEDROOM THREE

8'8" x 8'4" (2.64m x 2.54m)

BATHROOM

7'0" x 5'8" (2.135 x 1.748)

OFFICE/PLAY ROOM

14'4" x 7'10" (4.378 x 2.391)

REAR GARDEN, SIDE AND FRONT DRIVEWAY

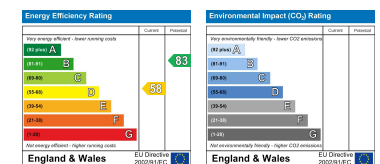






Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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