



Webbs

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Dartmouth Avenue | Cannock | WS11 1EJ

Offers In The Region Of £339,995

 **Webbs**
estate agents

Summary

**** STUNNING TRADITIONAL PROPERTY ** EXTENDED AND IMPROVED ** SOUGHT AFTER LOCATION ** THREE GENEROUS BEDROOMS ** REFITTED SHOWER ROOM ** STUNNING LANDSCAPED REAR GARDEN ** TWO RECEPTION ROOMS ** BREAKFAST KITCHEN ** VIEWING STRONGLY ADVISED ****

WEBBS ESTATE AGENTS are pleased to offer for sale a large traditional property with three generous bedrooms and a stunning landscaped garden, Dartmouth Road is a highly sought-after location with excellent school catchments, close to local amenities and shops also boasting easy access to road and rail links, early viewing is strongly advised to avoid disappointment.

In brief, consisting of an entrance, an extended lounge diner with a door opening onto the rear garden, a second sitting/snug with a walk-in bay window, and a well-equipped large breakfast kitchen.

On the first floor, there are three bedrooms and a refitted shower room, externally landscaped rear garden has patio seating areas, mature well-stocked borders, and a large driveway for several vehicles with a Podpoint electric vehicle charger, the detached garage has a separate guest WC and utility room.

EARLY VIEWING ADVISED

Key Features

- HIGHLY DESIRABLE LOCATION
- LARGE LOUNGE DINER
- CLOSE TO TOWN CENTRE
- MODERN SHOWER ROOM
- SECOND SITTING ROOM
- EXTENDED TRADITIONAL HOME
- ENVIABLE LANDSCAPED REAR GARDEN
- THREE BEDROOMS
- DETACHED GARAGE WITH UTILITY ROOM AND GUEST WC
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

LARGE EXTENDED LOUNGE DINER

19'3" x 11'4" (5.887 x 3.478)

SITTING/SNUG ROOM

13'3" x 11'3" (4.041 x 3.454)

BREAKFAST KITCHEN

15'11" x 11'1" (4.854 x 3.381)

GALLERY LANDING

BEDROOM ONE

12'0" x 9'3" to wardrobe fronts (3.682 x 2.841 to wardrobe fronts)

BEDROOM TWO

11'7" x 11'4" (3.546 x 3.460)

BEDROOM THREE

11'2" x 8'5" (3.427 x 2.575)

MODERN SHOWER ROOM

8'5" x 7'0" (2.575 x 2.159)

DETACHED GARAGE

16'9" x 10'5" (5.130 x 3.194)

UTILITY ROOM

7'10" x 6'6" (2.394 x 1.995)

LARGE REAR GARDEN

Identification checks - C

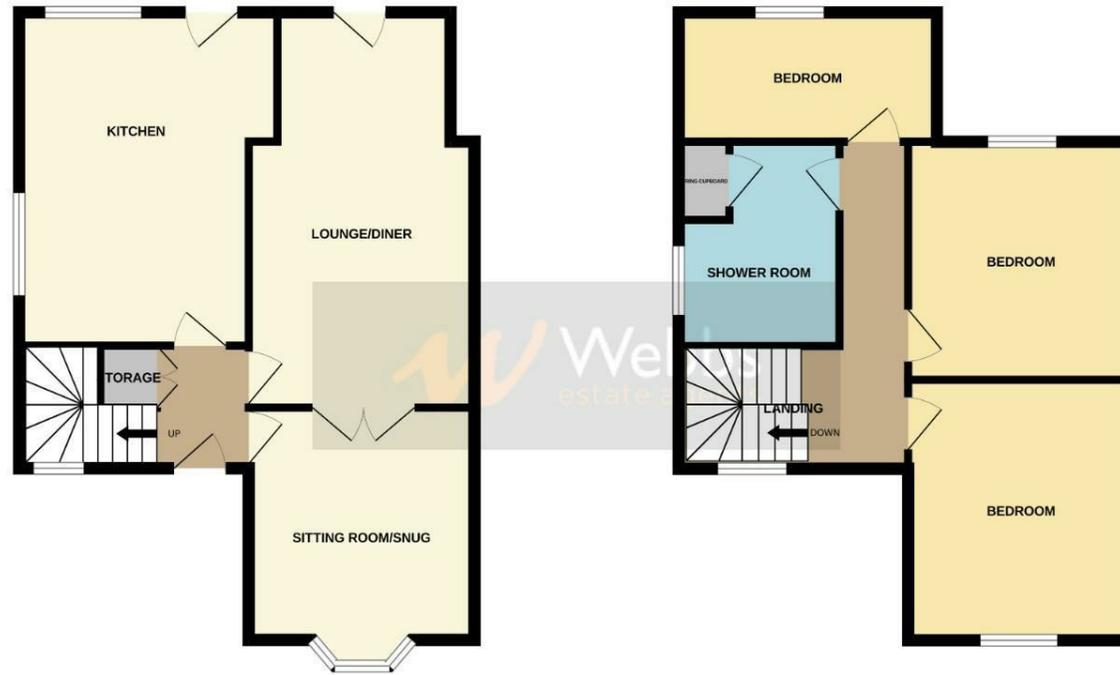
Agents Note C





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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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																												
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