



Cemetery Road | Cannock | WS11 5QG  
Offers In The Region Of £175,000





## Summary

**\*\* IDEAL FIRST TIME BUYER HOME \*\* IMPROVED BY ITS CURRENT OWNER \*\* STUNNING KITCHEN DINER \*\* MODERN LOUNGE \*\* TWO DOUBLE BEDROOMS \*\* REFITTED MODERN FOUR PIECE BATHROOM \*\* ENCLOSED GARDEN \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a well-presented, deceptively spacious home which its current owner has improved. In brief consisting of rear entrance hallway leading to the open plan, a modern kitchen diner, having a refitted modern kitchen and French doors opening at the side of the property, a lounge with a feature wall, the guest WC completes the ground floor accommodation. To the first floor there are two generous bedrooms and a refitted four-piece bathroom, externally the property has gated side access leading to the enclosed rear garden, VIEWING STRONGLY ADVISED

## Key Features

- IDEAL FIRST TIME BUYER HOME
- ENCLOSED REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- LOUNGE WITH FEATURE WALL
- WELL PRESENTED
- TWO GENEROUS BEDROOMS
- CLOSE TO TOWN CENTRE
- STUNNING OPEN PLAN KITCHEN DINER
- MODERN REFITTED BATHROOM
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### REAR ENTRANCE

### GUEST WC

### STUNNING MODERN OPEN PLAN KITCHEN DINER

### KITCHEN AREA

9'4" x 6'9" (2.85 x 2.08)

### DINING AREA

12'0" x 11'1" (3.68 x 3.40)

### LOUNGE

12'0" x 11'3" (3.68 x 3.43)

### LANDING

### BEDROOM ONE

12'0" x 11'2" (3.68 x 3.42)

### BEDROOM TWO

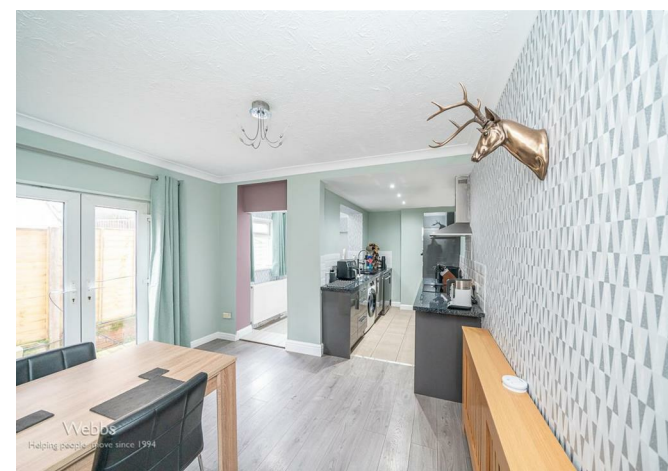
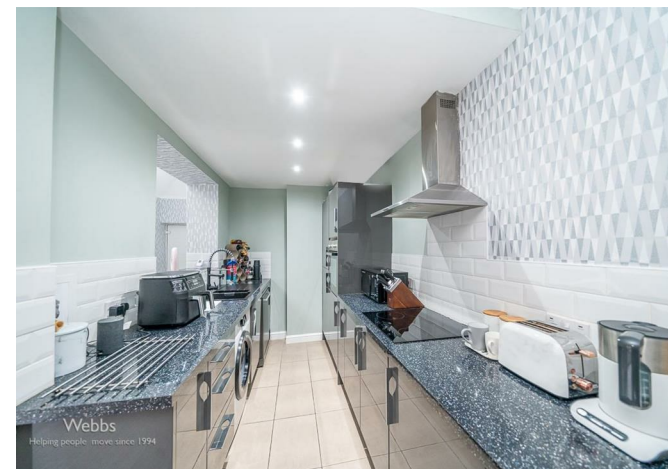
11'3" x 8'5" (3.45 x 2.58)

### MODERN REFITTED BATHROOM

9'4" x 6'11" (2.87 x 2.12)

### ENCLOSED REAR GARDEN AND SIDE ENTRANCE

### Identification checks - C









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 illustration purposes only and should be used as such for 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.

