



Langdale Drive | Cannock | WS11 1QW
Open To Offers £249,995



Summary

**** WELL PRESENTED SEMI DETACHED HOME ** MODERN REFITTED KITCHEN ** SPACIOUS LIVING AREA ** CONSERVATORY ** GARAGE AND DRIVEWAY ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** ENCLOSED REAR GARDEN ** REFITTED SHOWER ROOM ** VIEWING STRONGLY ADVISED ****

Webbs Estate Agents are pleased to offer for sale a very well presented and spacious home which is not overlooked at the front or rear, offering excellent schools, transport links, local shops and amenities.

In brief consisting of an entrance porch and hallway, a modern refitted kitchen with integrated appliances including a dishwasher and soft close units, a spacious living area at the rear of the property with stairs to the first floor and patio doors to the conservatory which overlooks the enclosed rear garden.

To the first floor there are three generous bedrooms and a refitted shower room, the garage offers a versatile space that can also be accessed via the hallway, a front driveway and a display garden completes the property on offer.

EARLY VIEWING STRONGLY ADVISED

Key Features

- VERY WELL PRESENTED SEMI DETACHED HOME
- REFITTED MODERN BREAKFAST KITCHEN
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- THREE BEDROOMS
- INTEGRAL GARAGE
- ENVIABLE SIZE LOUNGE
- AMPLE OFF ROAD PARKING
- EARLY VIEWING STRONGLY ADVISED

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

MODERN REFITTED BREAKFAST KITCHEN

11'2" x 5'9" (3.41 x 1.77)

SPACIOUS LIVING AREA

17'3" x 12'9" (5.28 x 3.90)

CONSERVATORY

9'8" x 8'11" (2.95 x 2.73)

LANDING

BEDROOM ONE

12'10" x 10'9" (3.93 x 3.30)

BEDROOM TWO

10'10" x 10'4" (3.32 x 3.15)

BEDROOM THREE

8'7" x 5'10" (2.62 x 1.79)

REFITTED SHOWER ROOM

5'10" x 5'10" (1.78 x 1.78)

INTEGRAL GARAGE WITH INTERNAL DOOR TO HALLWAY

15'0" x 7'8" (4.58 x 2.36)

ENCLOSED REAR GARDEN

FRONT DRIVEWAY

Identification checks - C





GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.7 sq.m.) approx.
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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key energy efficiency - lower energy costs</p> <p>44-48 kWh/m² A</p> <p>49-55 kWh/m² B</p> <p>56-65 kWh/m² C</p> <p>66-75 kWh/m² D</p> <p>76-90 kWh/m² E</p> <p>91-105 kWh/m² F</p> <p>106-125 kWh/m² G</p> <p>Not energy efficient - higher energy costs</p>		<p>Key environmental impact - lower CO₂ emissions</p> <p>10-20 g/kWh A</p> <p>21-30 g/kWh B</p> <p>31-40 g/kWh C</p> <p>41-50 g/kWh D</p> <p>51-60 g/kWh E</p> <p>61-70 g/kWh F</p> <p>71-80 g/kWh G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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