



**Hardie Green | Cannock | WS11 6DX**  
**Offers In Excess Of £180,000**





## Summary

**\*\* WELL PRESENTED \*\* NO ONWARD CHAIN \*\* DECEPTIVELY SPACIOUS \*\* THREE BED SEMI DETACHED FAMILY HOME \*\* LOUNGE \*\* DINING ROOM \*\* UTILITY ROOM \*\* GUEST W.C \*\* PRIVATE DRIVE \*\* FULLY ENCLOSED REAR GARDEN \*\***

WEBBS ESTATE AGENTS are delighted to present for sale this very well presented and deceptively spacious three bed semi detached family home. The property briefly comprises entrance hallway , spacious family room/dining room , lounge , kitchen , utility room , guest w.c , three good sized bedroom and a family bathroom .

### EXTERNALLY

There is a fully enclosed private rear garden , private drive .

This lovely home provides all you could need for a family . All the rooms are a good size and the location is perfect , all local amenities are just a short stroll away

**\*\* VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE AND CONDITION \*\***

## Key Features

- THREE BED SEMI
- GUEST W.C
- FAMILY ROOM/DINING ROOM
- GOOD SIZED GARDEN
- UTILITY ROOM
- SPACIOUS LOUNGE
- KITCHEN
- PARKING

## Rooms and Dimensions

### ENTRANCE HALLWAY

### FAMILY DINING ROOM

15'10" x 10'0" (4.841 x 3.056)

### LOUNGE

9'10" x 8'8" (3.020 x 2.654 )

### KITCHEN

9'11" x 4'6" (3.038 x 1.380)

### UTILITY ROOM /SIDE HALL

### GUEST W.C

### FIRST FLOOR LANDING

### MASTER BEDROOM

12'11" x 10'2" (3.945 x 3.100)

### BEDROOM TWO

12'2" x 8'6" (3.722 x 2.604)

### BEDROOM THREE

8'2" x 7'8" (2.514 x 2.351)

### FAMILY BATHROOM

### EXTERNALLY

### PRIVATE DRIVE

### FULLY ENCLOSED REAR GARDEN

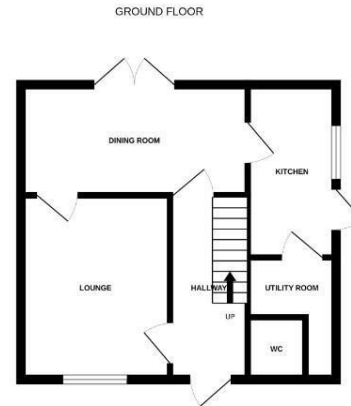
### Identification checks - C

### Agents Note C



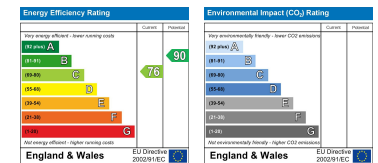






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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