



Webbs

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Longford Road | Cannock | WS11 1NF
£475,000

 Webbs
estate agents

Summary

** SPACIOUS EXTENDED DETACHED HOME ** POPULAR LOCATION ** SUPERB CONDITION ** EARLY VIEWING ADVISED ** FOUR BEDROOMS ** LOFT / STORAGE ROOM ** LIVING ROOM ** EXTENDED FAMILY ROOM ** CONSERVATORY ** GARDEN ROOM / OFFICE ** MASTER WITH EN SUITE ** FAMILY BATHROOM ** KITCHEN & UTILITY ROOM ** GUEST WC ** GENEROUS REAR GARDEN ** AMPLE DRIVEWAY PARKING **

Webbs Estate Agents have pleasure in offering this VERY WELL PRESENTED detached family home, situated in a popular location, being close to all local amenities, shops and good schools. Briefly comprises: a through hallway, lounge, sitting / dining room, conservatory, kitchen, utility room and guest WC. On the first floor, the landing leads to four good-sized bedrooms, master with en suite, a loft storage room and a family bathroom. Externally there is a private driveway providing ample off-road parking and a generous established rear garden with a brick built office / garden room.
EARLY VIEWING IS ESSENTIAL

Key Features

- EXTENDED DETACHED HOME
- MASTER WITH EN SUITE
- BREAKFAST KITCHEN
- CONSERVATORY
- GARDENS & PARKING
- 4 BEDROOMS
- SITTING ROOM AND FAMILY DINING ROOM
- UTILITY AND WC
- SUPERB OFFICE / GARDEN ROOM
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

THROUGH ENTRANCE HALL

SITTING ROOM

11'5" x 14'0" (3.5 x 4.28)

FAMILY / DINING ROOM

20'6" x 10'11" (6.25 x 3.33)

CONSERVATORY

17'7" x 10'7" (5.37 x 3.23)

BREAKFAST KITCHEN

15'8" x 17'4" (4.78 x 5.29)

UTILITY

14'7" x 7'9" (4.46 x 2.38)

GUEST WC

FIRST FLOOR LANDING

MASTER BEDROOM

10'0" x 11'11" (3.06 x 3.64)

EN SUITE

BEDROOM TWO

9'5" x 14'6" (2.88 x 4.42)

BEDROOM THREE

7'10" x 12'11" (2.4 x 3.95)

BEDROOM FOUR

8'4" x 6'5" (2.55 x 1.97)

LOFT / STORAGE ROOM

FAMILY BATHROOM

OFFICE / GARDEN ROOM

OUTSIDE

IDENTIFICATION CHECKS - C







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	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Band A	B		Band A	C	
Band B	C		Band B	D	
Band C	D		Band C	E	
Band D	E		Band D	F	
Band E	F		Band E	G	
Band F	G		Band F		
Very energy efficient - lower running costs			Very environmentally friendly - higher CO ₂ emissions		
Band G			Band G		

England & Wales EU Directive 2002/91/EC

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