



Sycamore Close | Stoke-On-Trent | ST3 7LD

£225,000

 **Webb's**  
estate agents



## Summary

**\*\* COMPETITELY PRICED \*\* MOTIVATED SELLER \*\* NO UPWARD CHAIN \*\* EXTENDED FAMILY HOME \*\* VIEWING ADVISED  
\*\* THREE BEDROOMS \*\* REFITTED FAMILY BATHROOM \*\* SPACIOUS LOUNGE \*\* OPENPLAN KITCHEN DINING \*\* DRIVEWAY \*\* FRONT & REAR GARDENS \*\* QUIET CUL DE SAC LOCATION \*\***

WEBBS ESTATE AGENTS have the pleasure in offering this extended semi-detached family home situated in a quiet cul de sac, in the ever-popular location of 'Meir Heath', being close to all local amenities with prime school catchment. Being well presented throughout, briefly comprising: entrance porch, spacious lounge, extended open-plan kitchen dining with a range of appliances. On the first floor, the landing leads to a family bathroom and three bedrooms. Externally, there is a driveway, front & rear gardens.

## Key Features

- COMPETITELY PRICED
- EXTENDED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LOUNGE
- DRIVEWAY
- MOTIVATED SELLER
- VIEWING ADVISED
- REFITTED FAMILY BATHROOM
- OPENPLAN KITCHEN DINING
- FRONT & REAR GARDENS

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

#### ENTRANCE PORCH

#### SPACIOUS LOUNGE

11'6" x 15'11" (3.51m x 4.87m)

#### DINING ROOM

18'11" x 7'11" (5.78m x 2.43m)

#### KITCHEN

8'0" x 7'6" (2.45m x 2.31m)

#### REAR LOBBY

### LANDING

( )

#### BEDROOM ONE

13'3" x 10'11" (4.06m x 3.33m )

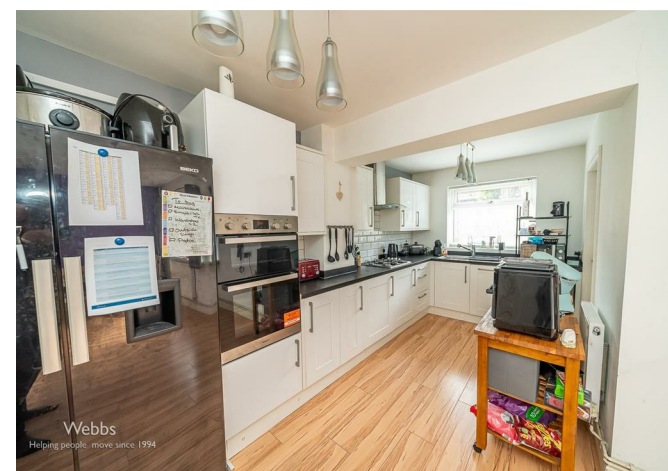
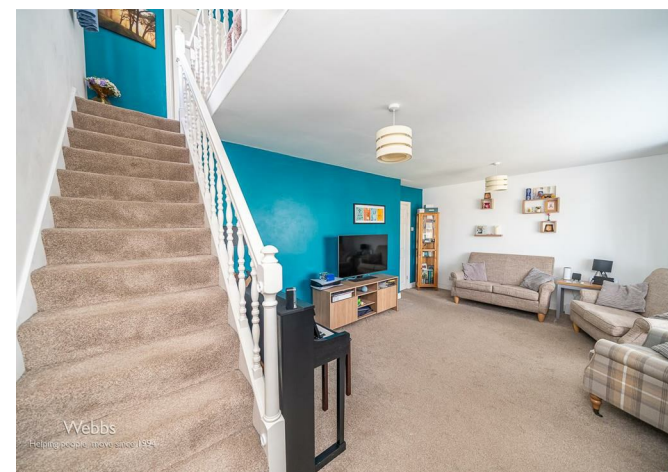
#### BEDROOM TWO

10'10" x 8'0" (3.31m x 2.45m)

#### BEDROOM THREE

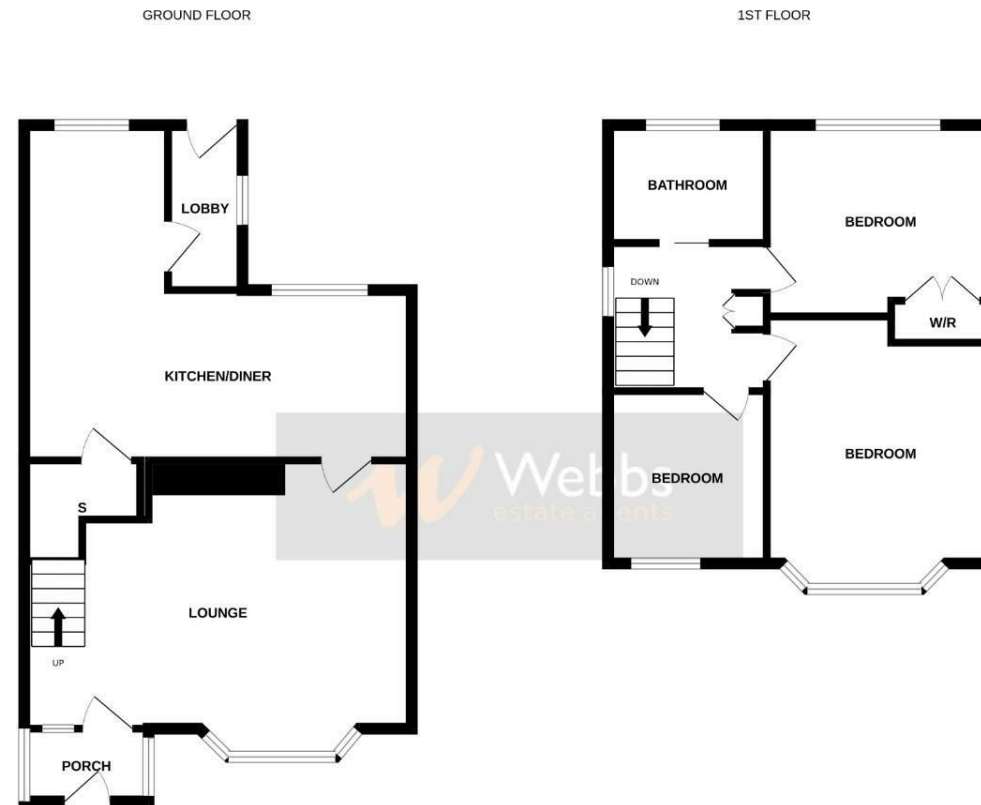
7'10" x 6'8" (2.39m x 2.05m)

#### FAMILY BATHROOM



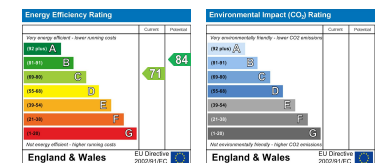






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: [sales@webbestateagents.co.uk](mailto:sales@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

