



Webbs

Helping people move since 1921

**Smillie Place | Cannock | WS11 6DU**

**£189,995**

**Webbs**  
estate agents



## Summary

**\*\* SPACIOUS SEMI DETACHED HOME \*\* THREE BEDROOMS \*\* LARGE LOUNGE DINER \*\* BREAKFAST KITCHEN \*\* EXCELLENT TRANSPORT LINKS \*\* IDEAL FOR LOCAL SHOPS AND AMENITIES \*\* SIDE ENTRANCE AND SNUG \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a spacious semi-detached home offering excellent transport links, close to local shops and amenities. In brief consisting of an entrance, a large lounge with French doors to the rear garden, a modern style breakfast kitchen, a versatile space which is side access and also a snug.

To the first floor there are three generous bedrooms, family bathroom and separate WC, externally the property has a large rear garden, parking is on the road, this is an ideal first-time buyer home but is also large enough to be a second move.

EARLY VIEWING ADVISED

## Key Features

- THREE BEDROOM SEMI-DETACHED HOME
- MODERN STYLE BREAKFAST KITCHEN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- SNUG
- EARLY VIEWING ADVISED
- LARGE REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- LARGE LOUNGE DINER
- GOOD SCHOOLS

## Rooms and Dimensions

### ENTRANCE

#### LARGE LOUNGE DINER

20'0" x 10'11" (6.10 x 3.35)

#### BREAKFAST KITCHEN

10'11" x 10'0" (3.35 x 3.05)

#### SIDE ENTRANCE AND SNUG

8'11" x 6'0" (2.74 x 1.83)

### LANDING

#### BEDROOM ONE

12'0" x 10'0" (3.66 x 3.05)

#### BEDROOM TWO

12'11" x 8'11" (3.96 x 2.74)

#### BEDROOM THREE

10'0" x 6'0" (3.05 x 1.83)

#### FAMILY BATHROOM

6'0" x 4'11" (1.83 x 1.52)

#### GUEST WC

#### LARGE REAR GARDEN

### Agents Note

#### Identification checks - C

#### PREMIUM CONVEYANCING (C)



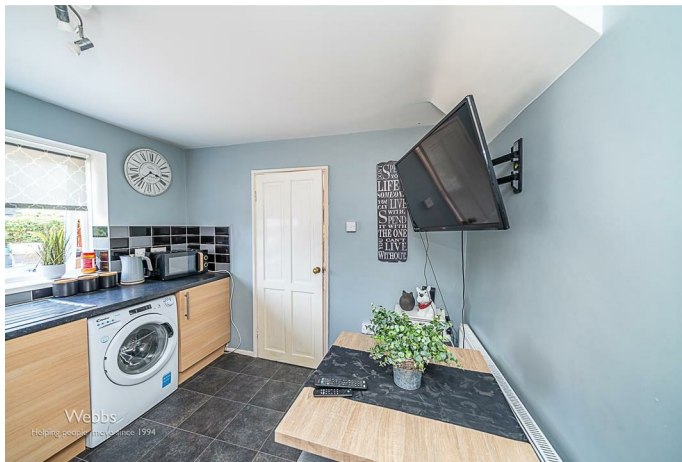
**GET READY FOR A SPEEDIER, SMOOTHER AND MORE SUCCESSFUL TRANSACTION WITH THIS PREMIUM CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

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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.

