



Stafford Road | Cannock | WS11 4AH

Reduced £395,000



Summary

**** REDUCED FOR QUICK SALE ** ENVIABLE VERSATILE FAMILY HOME ** LARGE LOUNGE DINER ** WELL EQUIPPED KITCHEN ** UTILITY AND GUEST WC ** GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM ** FOUR BEDROOMS ON THE FIRST FLOOR ** FAMILY BATHROOM ** GALLERY LANDING ** IDEAL FOR TOWN CENTRE AND LOCAL AMENITIES ** LARGE ENCLOSED REAR GARDEN ** VIEWING STRONGLY ADVISED TO FULLY APPRECIATE THE SIZE OF THE PROPERTY ON OFFER ****

Webbs Estate Agents are pleased to bring to the market a deceptively large home with a versatility of uses due to having a ground floor bedroom with its own sitting room and guest WC, within excellent school catchments, ideal for Cannock Town Centre and Train Station but also offering excellent transport links.

In brief consisting of an entrance porch, two lounges, ground-floor bedroom with en-suite shower room, L shaped utility room, a guest WC, galley kitchen.

To the first floor there are four generous bedrooms and two bathrooms, externally the large enclosed rear garden has seating areas with mature display borders, VIEWING IS THE ONLY WAY TO FULLY APPRECIATE THE SIZE, LOCATION AND CONDITION OF THE PROPERTY ON OFFER.

Tenure : Freehold
Council Tax Band : D

Key Features

- Large Family Home
- Ground Floor En-Suite Shower Room
- Front Reception Room
- Large Enclosed Rear Garden
- Excellent School Catchments
- Five Bedrooms
- Rear Lounge Diner
- Utility and Guest WC
- Ideal for Cannock Town Centre
- Early Viewing Advised

Rooms and Dimensions

Porch

Front Lounge
12'11" x 10'9" (3.95m x 3.30m)

Hallway

Lounge
22'8" x 15'11" max (6.92m x 4.87m max)

Kitchen
25'9" x 6'6" (7.87m x 1.99m)

Utility Room
12'10" x 8'3" max (3.92m x 2.53m max)

WC

Bedroom
8'9" x 9'10" (2.69m x 3.01m)

En-Suite

Landing

Bedroom
10'9" x 12'10" (3.3m x 3.93)

Bathroom
5'10" x 11'3" (1.79m x 3.45m)

Bedroom
16'5" x 11'1" max (5.02m x 3.38m max)

Bedroom
10'6" x 11'3" (3.21m x 3.45m)

Bedroom
9'3" x 8'3" (2.82m x 2.54m)

Bathroom
5'2" x 5'3" (1.58m x 1.62m)

Large Enclosed Rear Garden

front Driveway for a Number of Vehicle's

For a Viewing or Free Valuation Please Call 01543

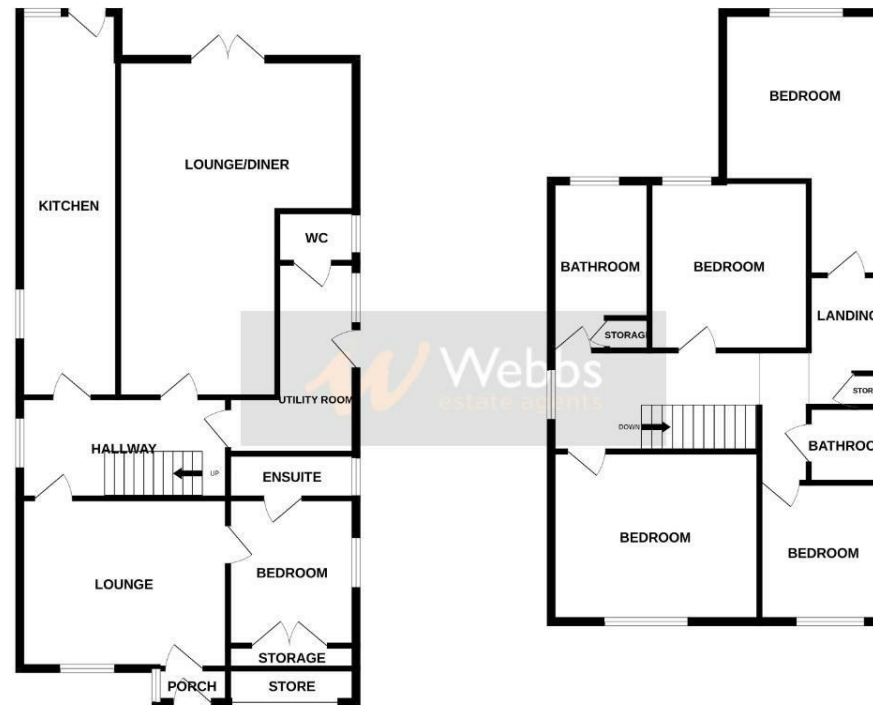
IDENTIFICATION CHECKS - C





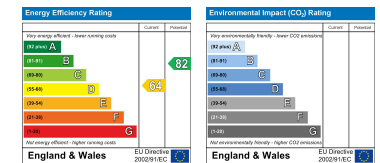
GROUND FLOOR

1ST FLOOR



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.
Made with Metropix 62023

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.



153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

Webbs
estate agents