



Webbs  
Helping people move since 1994

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

**£190,000**

 **Webbs**  
estate agents

## Summary

DECEPTIVELY SPACIOUS HOME • EXCELLENT POTENTIAL • THREE GENEROUS BEDROOMS • FAMILY BATHROOM • LARGE RECEPTION ROOM AND KITCHEN • PRIVATE REAR GARDEN

Webbs Estate Agents are pleased to offer to the market Smillie Place, a well-proportioned property with excellent potential. The property provides spacious accommodation throughout, making it an ideal home for a growing family.

In brief, the property comprises an entrance porch, entrance hallway, large lounge/dining room, kitchen/dining area, and a sun room. To the first floor there are three generously sized bedrooms and a family bathroom.

Externally, the property is located in a quiet cul-de-sac within walking distance of Cannock Town Centre. There is ample on-street parking with the potential to create a driveway, subject to planning permission. The rear garden is of an excellent size and is fully enclosed, offering a good degree of privacy.

Viewing is recommended to fully appreciate the size and location of this property.

## Key Features

- DECEPTIVELY SPACIOUS
- PRIVATE REAR GARDEN
- CUL - DE - SAC LOCATION
- WALKING DISTANCE TO TOWN CENTRES
- CALL US ON 01543 468846!
- THREE GENEROUS BEDROOMS
- LOTS OF POTENTIAL
- CLOSE TO GOOD SCHOOLS
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### LOUNGE/DINER

21'2" x 11'4" (6.465 x 3.462)

### KITCHEN/DINER

19'9" x 11'1" (6.021 x 3.385)

### SUN ROOM

4'10" x 8'1" (1.481 x 2.469)

### FIRST FLOOR LANDING

### MASTER BEDROOM

10'6" x 11'6" (3.215 x 3.517)

### BEDROOM TWO

13'7" x 8'11" (4.159 x 2.718)

### BEDROOM THREE

10'7" x 6'6" (3.243 x 1.986)

### FAMILY BATHROOM

### EXTERNALLY

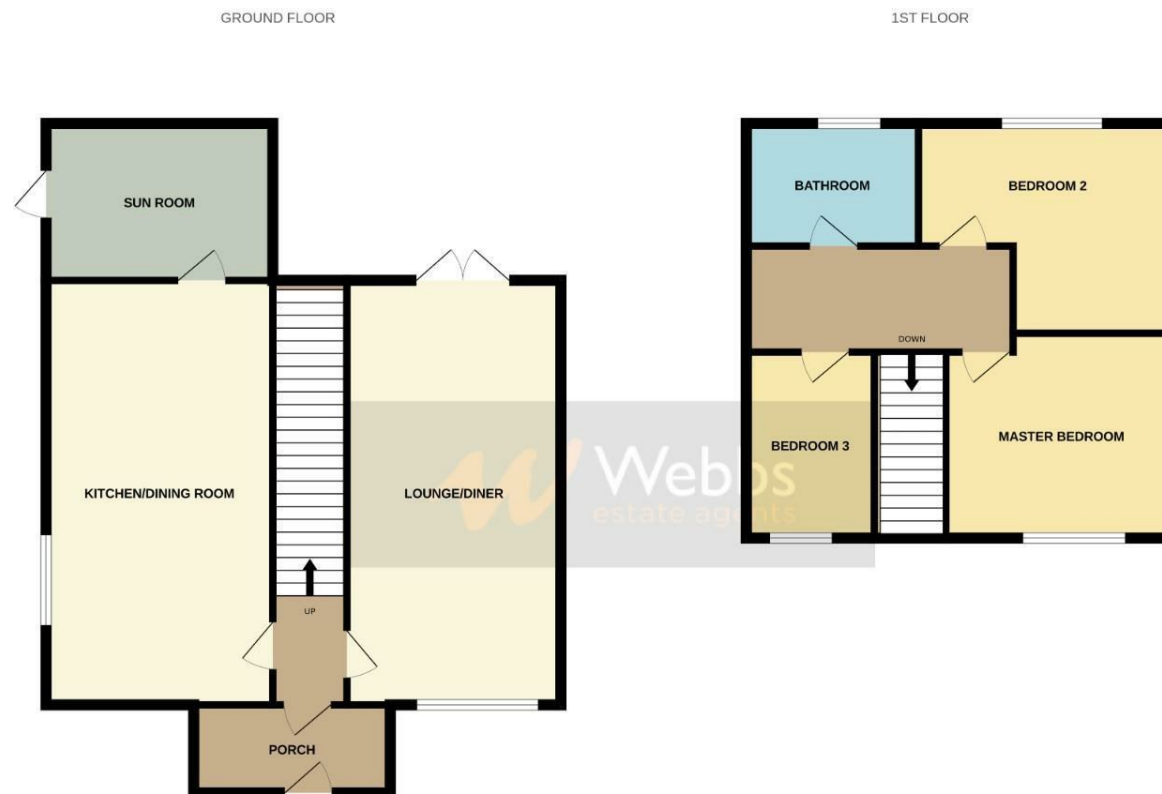
### FULLY ENCLOSED REAR GARDEN

### GARAGE

### IDENTIFICATION CHECKS - C

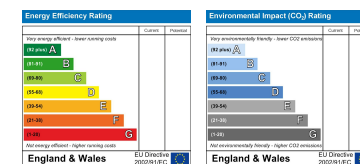






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix 6/2025

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

**Webbs**  
estate agents