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**Elm Road | Cannock | WS11 9QW**  
**Offers Invited £170,000**

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## Summary

\*\* THREE GENEROUS BEDROOMS \*\* FAMILY BATHROOM \*\* PRIVATE PARKING \*\* SEPARATE W.C \*\* WALKING DISTANCE TO CHASE WATER \*\* TWO RECEPTION ROOMS \*\*

WEBBS ESTATE AGENTS are delighted to welcome to market Elm Road in the charming village of Norton Canes, Cannock, this delightful semi-detached house presents an exceptional opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes two inviting reception rooms, perfect for entertaining guests or enjoying family time. The family bathroom is conveniently located, and there is an additional separate W.C., enhancing the practicality of the home. The property is deceptively spacious, providing a sense of openness that is often hard to find in similar homes. Outside, the property boasts a drive, ensuring off-road parking for your convenience. The location is particularly appealing, as it is within walking distance to Chase Water, a lovely area for leisurely walks and outdoor activities. This semi-detached house on Elm Road is not just a home; it is a wonderful opportunity to embrace a comfortable lifestyle in a friendly community. Do not miss the chance to make this property your own. \*\* CALL NOW ON 01543468846 TO BOOK YOUR VIEWING \*\*

## Key Features

- Three spacious bedrooms
- Family bathroom with separate WC
- Semi-detached house
- Walking distance to Chase Water
- Exceptional opportunity
- Two reception rooms
- Deceptively spacious interior
- Driveway for convenient parking
- Located on Elm Road
- Viewing recommended

## Rooms and Dimensions

### ENTRANCE HALLWAY

11'1" x 5'11" (3.387 x 1.809)

### LOUNGE

10'0" x 11'5" (3.052 x 3.496)

### DINING ROOM

13'9" x 11'5" (4.207 x 3.491)

### KITCHEN

13'5" x 5'7" (4.108 x 1.714)

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'0" x 11'7" (3.363 x 3.542)

### BEDROOM TWO

13'4" x 8'7" (4.079 x 2.625)

### FAMILY BATHROOM

### EXTERNALLY

### PRIVATE ENCLOSED REAR GARDEN

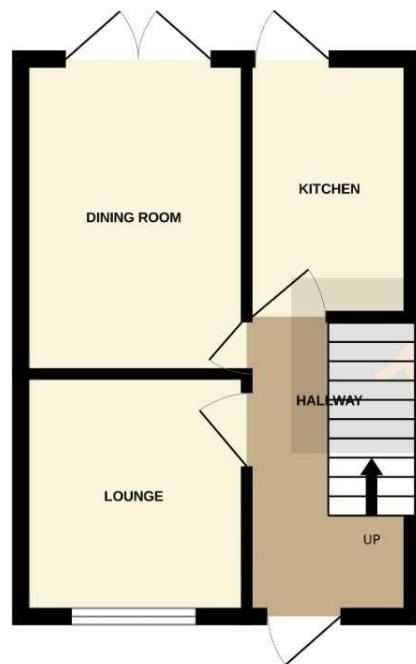
### PRIVATE DRIVE

### IDENTIFICATION CHECKS - C





GROUND FLOOR



1ST FLOOR



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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 marketing 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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