



Edgemoor Meadow | Cannock | WS12 3XY

Offers In The Region Of £375,000



Summary

**** ENVIABLE POSITION ** WELL PRESENTED ** FOUR BEDROOMS ** EN-SUITE SHOWER ROOM ** SPACIOUS LOUNGE ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** MATURE PRIVATE REAR GARDEN ** AMPLE PARKING ** QUIET CUL-DE-SAC LOCATION ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a spacious detached four-bedroom home offering easy access to excellent schools, transport links, local shops and amenities while occupying an enviable plot.

In brief consisting of an entrance hallway, spacious lounge, dining room, kitchen, utility room, guest WC the garage has been partially converted and makes a versatile space which is ideal for an office/playroom, the front of the garage is an ideal storage space.

To the first floor there are four generous bedrooms, a family bathroom, the master bedroom has en-suite shower room, externally the private mature low maintenance rear garden has a patio seating area, and side access to the front driveway and garden, the property is set in a quiet position and **EARLY VIEWING IS ADVISED**

Key Features

- DESIRABLE LOCATION
- EN-SUITE TO MASTER BEDROOM
- ENVIABLE PLOT
- PARTIALY CONVERTED GARAGE
- IDEAL FOR LOCAL SHOPS AND DESIGNER SHOPPING VILLAGE
- FOUR GENEROUS BEDROOMS
- EXCELLENT SCHOOL CATCHMENTS
- TWO RECEPTION ROOMS
- PRIVATE REAR GARDEN
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

ENTRANCE

SPACIOUS LOUNGE

15'6" x 13'0" (4.738 x 3.975)

DINING ROOM

10'10" x 8'9" (3.309 x 2.671)

KITCHEN

10'9" x 7'1" (3.291 x 2.162)

UTILITY ROOM

10'9" x 7'11" (3.292 x 2.424)

GUEST WC

OFFICE SPACE (PART CONVERTED GARAGE)

9'10" x 7'10" (3.015 x 2.409)

STORAGE SPACE

7'10" x 6'10" (2.413 x 2.096)

LANDING

BEDROOM ONE

10'4" x 9'5" (3.170 x 2.883)

EN-SUITE SHOWER ROOM

5'8" x 5'5" (1.730 x 1.658)

BEDROOM TWO

15'1" x 7'10" (4.607 x 2.391)

BEDROOM THREE

8'6" x 8'1" (2.597 x 2.486)

BEDROOM FOUR

9'0" x 7'5" (2.758 x 2.273)

FAMILY BATHROOM

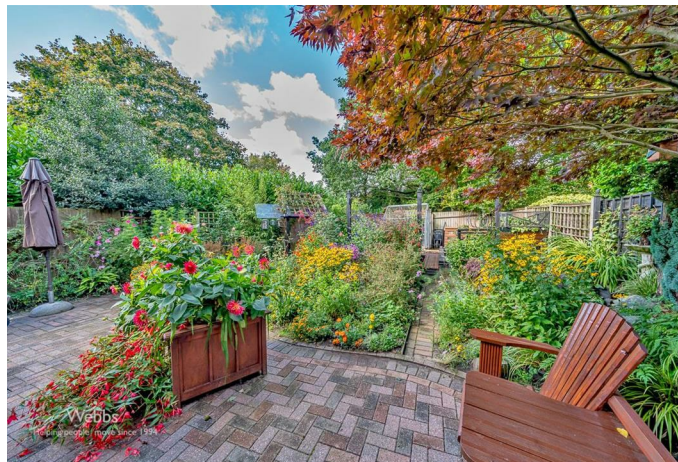
6'9" x 5'7" (2.072 x 1.724)

MATURE PRIVATE REAR GARDEN

BLOCK PAVED DRIVEWAY AND FRONT GARDEN

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.
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