



Leacroft Lane, Churchbridge  
Cannock, WS11 8JX

Offers in the Region Of £340,000



# Churchbridge

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Welcome to Leacroft Lane, this substantially extended three bedroom detached home offers impressive living space coupled with ample bedroom space upstairs.

Beginning with an inviting hallway with access to the large lounge, with a fireplace and bay window. Followed by the kitchen, with an array of wall and base units, all major appliances, a breakfast bar and side door to the garden this really is the heart of the home! The ground floor continues with a large dining room off the kitchen and a light and airy conservatory, flooded with natural light and peaceful views of the rear garden.

Upstairs continues to impress with three double bedrooms, a guest cloakroom and a family bathroom. The master benefits from a dressing area with fitted wardrobe and a convenient fitted en-suite.

The split-level rear garden offers seating area, lawn and storage areas and to the front is a sizable driveway with a car port. Do not miss out on the chance to view this impressive home!

Call Paul Carr, Great Wyrley Today!







## Property Specification

Three Bedroom Detached Family Home  
Extended Living Area with Lounge, Dining Room and  
Conservatory  
Three Sizeable Bedrooms  
Master with En-suite and Fitted Wardrobes  
Driveway and Carport Parking

Hall

Porch

Store

Lounge 5.11m (16'9") x 3.33m (10'11")

Kitchen 7.24m (23'9") x 2.49m (8'2")

Dining Room 5.45m (17'10") x 2.37m (7'9")

Conservatory

Store

Landing

WC

Bathroom

Master Bedroom 3.32m (10'11") x 3.12m (10'3") plus 0.34m (1'1") x 0.34m (1'1")

En-suite

Bedroom 2 3.68m (12'1") x 2.31m (7'7") plus 0.38m (1'3") x 0.38m (1'3")

Bedroom 3 2.79m (9'2") x 2.59m (8'6") plus 0.56m (1'10") x 0.56m (1'10")

### Agent's Note:

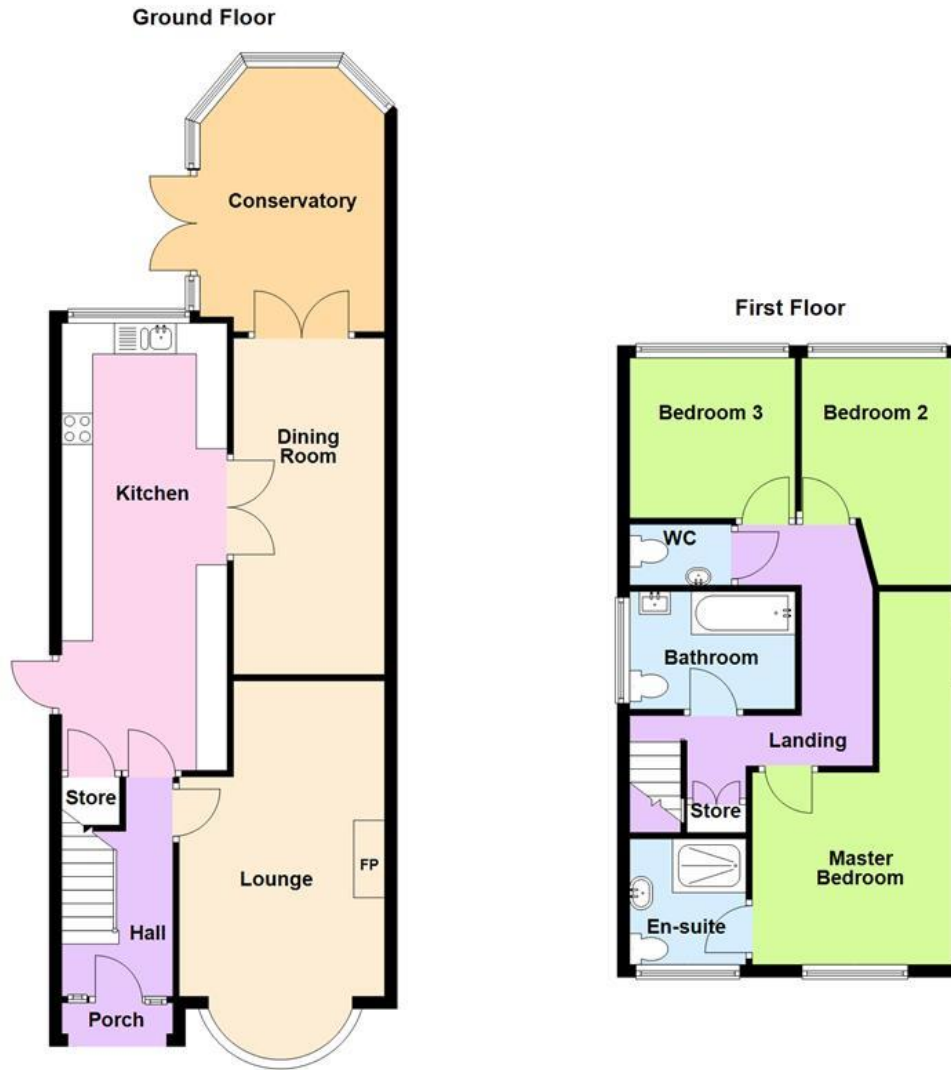
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Came on the market: 19th November 2024

### Viewer's Note:

Services connected:  
Council tax band: D  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

