



Webbs

Helping people move since 1994

**Langholm Drive | Cannock | WS12 2EZ**

**Offers Invited £270,000**

 **Webbs**  
estate agents

## Summary

**\*\* IMMACULATE AND DECEPTIVELY SPACIOUS DETACHED FAMILY HOME \*\* OPEN PLAN KITCHEN/DINER FAMILY ROOM \*\* UTILITY ROOM \*\* THREE GOOD SIZED BEDROOMS \*\* EXCELLENT LOCATION \*\* OFF ROAD PARKING \*\* PRIVATE ENCLOSED REAR GARDEN \*\* CLOSE TO SCHOOLS \*\***

WEBBS ESTATE AGENTS are delighted to welcome a wonderful link detached family home highly sought-after area of Langholm Drive, Cannock. This beautifully presented three-bedroom link-detached house offers a perfect blend of comfort and modern living. As you step through the entrance hallway, you are welcomed into a generous lounge that provides an inviting space for relaxation and entertainment. The standout feature of this property is undoubtedly the open-plan kitchen diner family room, which creates a warm and sociable atmosphere, ideal for family gatherings and entertaining friends. The kitchen is well-equipped, making it a delightful space for culinary enthusiasts. Additionally, the garage has been thoughtfully converted into a convenient utility room and storage area, enhancing the practicality of the home. On the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. A family room on this level adds further versatility, making it perfect for a playroom or study. Externally, the property boasts a lovely private enclosed rear garden, providing a tranquil outdoor space for children to play or for hosting summer barbecues. The private drive ensures ample parking for residents and guests alike. This home is ideally located within walking distance to excellent local schools and is close to a variety of amenities, making it perfect for families and professionals alike. With its deceptively spacious layout and modern features, this property is a must-see for anyone looking to settle in a vibrant community.

## Key Features

- SPACIOUS THREE BED LINK DETACHED
- OPEN PLAN KITCHEN/DINER FAMILY ROOM
- HIGHLY SOUGHT AFTER AREA
- WALKING DISTANCE TO GOOD SCHOOLS
- GENEROUS LOUNGE
- CONVERTED GARAGE TO UTILITY ROOM AND STORAGE
- PRIVATE DRIVE
- CLOSE TO ALL LOCAL AMENITIES

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### LOUNGE

14'7" x 11'6" (4.45 x 3.51)

### OPEN PLAN KITCHEN/DINER FAMILY ROOM

23'5" x 9'11" (7.14 x 3.04)

### UTILITY ROOM

7'6" x 4'3" (2.30 x 1.30)

### STORAGE ROOM

8'6" x 7'6" (2.60 x 2.30)

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'1" x 8'6" (3.38 x 2.61)

### BEDROOM TWO

10'2" x 8'6" (3.12 x 2.61)

### BEDROOM THREE

6'9" x 5'10" (2.08 x 1.80)

### FAMILY BATHROOM

### EXTERNALLY

### PRIVATE DRIVE

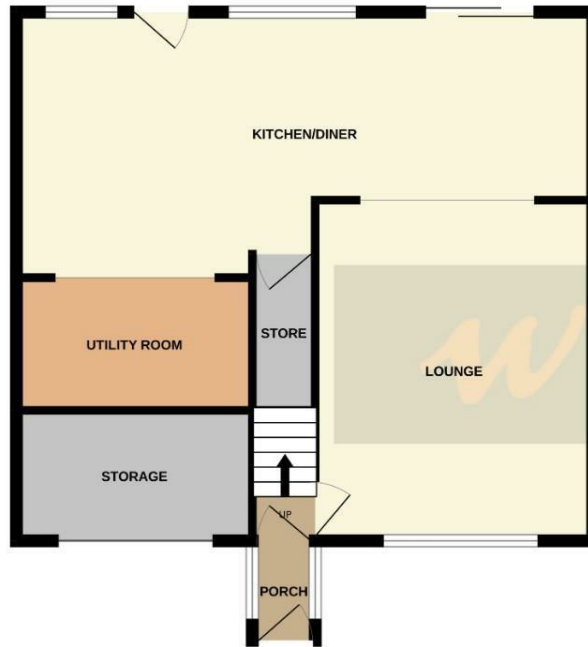
### PRIVATE ENCLOSED REAR GARDEN

### IDENTIFICATION CHECKS - C





GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.7 sq.m.) approx.

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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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Annual Meter Reading Costs</p> <p>10000</p> <p>10500</p> <p>11000</p> <p>11500</p> <p>12000</p> <p>12500</p> <p>13000</p> <p>13500</p> <p>14000</p> <p>14500</p> <p>15000</p> <p>15500</p> <p>16000</p> <p>16500</p> <p>17000</p> <p>17500</p> <p>18000</p> <p>18500</p> <p>19000</p> <p>19500</p> <p>20000</p> <p>20500</p> <p>21000</p> <p>21500</p> <p>22000</p> <p>22500</p> <p>23000</p> <p>23500</p> <p>24000</p> <p>24500</p> <p>25000</p> <p>25500</p> <p>26000</p> <p>26500</p> <p>27000</p> <p>27500</p> <p>28000</p> <p>28500</p> <p>29000</p> <p>29500</p> <p>30000</p> <p>30500</p> <p>31000</p> <p>31500</p> <p>32000</p> <p>32500</p> <p>33000</p> <p>33500</p> <p>34000</p> <p>34500</p> <p>35000</p> <p>35500</p> <p>36000</p> <p>36500</p> <p>37000</p> <p>37500</p> <p>38000</p> <p>38500</p> <p>39000</p> <p>39500</p> <p>40000</p> <p>40500</p> <p>41000</p> <p>41500</p> <p>42000</p> <p>42500</p> <p>43000</p> <p>43500</p> <p>44000</p> <p>44500</p> <p>45000</p> <p>45500</p> <p>46000</p> 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