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**Barnard Way | Cannock | WS11 6XG**

**Offers In The Region Of £220,000**

 **Webbs**  
estate agents

## Summary

**\*\* SPACIOUS HOME \*\* THREE BEDROOMS \*\* EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS \*\* KITCHEN DINER \*\* CLOSE TO LOCAL SHOPS AND AMENITIES \*\* IDEAL FOR THE DESIGNER SHOPPING VILLAGE \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a spacious semi-detached home offering excellent school catchments, transport links, close to the Designer Shopping Village and local amenities.

In brief, consisting of the entrance hallway, guest WC, spacious kitchen diner with a range of wall and floor units, the lounge offers a relaxed space at the front of the property.

To the first floor, there are three good-sized bedrooms and a family bathroom. Externally, the property has a rear garden mainly laid to lawn with gated access to the front garden and driveway providing ample parking.

VIEWING ADVISED

## Key Features

- POPULAR LOCATION
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- KITCHEN DINER
- FRONT GARDEN AND DRIVEWAY
- IDEAL FIRST TIME BUYER HOME
- THREE GENEROUS BEDROOMS
- ENCLOSED REAR GARDEN
- LOUNGE
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

13'0" x 11'9" (3.965 x 3.585)

### KITCHEN DINER

12'11" x 11'4" (3.959 x 3.477)

### GUEST WC

### LANDING

### BEDROOM ONE

13'3" x 11'8" (4.062 x 3.581)

### BEDROOM TWO

11'5" x 10'4" (3.488 x 3.161)

### BEDROOM THREE

8'9" max into wardrobe x 8'1" (2.680 max into wardrobe x 2.486)

### FAMILY BATHROOM

6'5" x 5'9" (1.970 x 1.768)

### ENCLOSED REAR GARDEN

### FRONT GARDEN AND DRIVEWAY

### IDENTIFICATION CHECKS - C





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**Approximate total area<sup>(1)</sup>**  
77.8 m<sup>2</sup>

**Reduced headroom**  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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.

