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Maycroft Close | Cannock | WS12 4SJ

Offers In The Region Of £260,000

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Summary

**** EXTENDED SEMI DETACHED HOME ** THREE BEDROOMS ** SPACIOUS LOUNGE AND DINING ROOM ** ENCLOSED REAR GARDEN ** CONSERVATORY ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** IDEAL FOR CANNOCK CHASE ** GUEST WC AND UTILITY ROOM ** EARLY VIEWING ADVISED ****

Webbs Estate Agents are delighted to offer for sale this well-presented and extended semi-detached home, situated in a sought-after location providing easy access to excellent schools, transport links, local shops, and amenities, while also being ideally positioned for Cannock Chase.

In brief, the accommodation comprises an entrance porch and hallway, a spacious lounge with an opening leading into the dining room, a glass-roof conservatory, and a modern kitchen which leads into the utility room, guest WC, and garage.

To the first floor, there are three bedrooms and a refitted family bathroom. Externally, the property benefits from an enclosed rear garden, while ample off-road parking is provided by a block-paved driveway accommodating multiple vehicles.

Early viewing is highly recommended.

Key Features

- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- GLASS ROOF CONSERVATORY
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- EXTENDED SEMI DETACHED HOME
- UTILITY AND GUES WC
- SPACIOUS LOUNGE AND DINING ROOM
- AMPLE OFF ROAD PARKING
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

SPACIOUS LOUNGE

15'2" x 12'5" (4.63m x 3.80m)

DINING ROOM

9'7" x 7'3" (2.94 x 2.21)

CONSERVATORY

9'1" x 7'8" (2.771 x 2.349)

KITCHEN

9'4" x 7'4" (2.86 x 2.25)

UTILITY ROOM

10'3" x 7'0" (3.149 x 2.151)

GUEST WC

GARAGE

14'3" x 7'5" (4.364 x 2.276)

LANDING

BEDROOM ONE

10'3" x 7'1" (3.14 x 2.17)

BEDROOM TWO

9'6" x 8'11" (2.92 x 2.73)

BEDROOM THREE

7'4" x 6'9" (2.24 x 2.08)

REFITTED FAMILY BATHROOM

ENCLOSED REAR GARDEN

BLOCK PAVED DRIVEWAY


IDENTIFICATION CHECKS - C

PREMIUM CONVEYANCING (C)



**GET READY FOR A SPEEDIER,
SMOOTHER AND MORE SUCCESSFUL
TRANSACTION WITH THIS PREMIUM
CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

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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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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 ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 92-100 A 85-91 B 79-84 C 73-78 D 67-72 E 61-66 F 55-60 G	87	Best environmental impact - lower CO ₂ emissions 100-105 A 95-100 B 90-95 C 85-90 D 80-85 E 75-80 F 70-75 G	B
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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