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**Gratley Croft | Cannock | WS12 4PY**

**Asking Price £200,000**

 **Webbs**  
estate agents

## Summary

\*\* WELL PRESENTED \*\* THREE BED SEMI DETACHED \*\*PARKING \*\* QUIET CUL-DE-SAC LOCATION \*\*

WEBBS ESTATE AGENTS are delighted to welcome to market a deceptively spacious semi detached family home Nestled in the desirable area of Gratley Croft, Cannock. This semi-detached house presents an exciting opportunity for prospective buyers, particularly first-time buyers seeking a welcoming home. The property boasts three generously sized bedrooms, providing ample space for family living or guest accommodation.

The heart of the home is a spacious lounge/diner, perfect for entertaining or enjoying family meals. The kitchen/diner is well-appointed, offering a practical space for culinary endeavors and casual dining. The family bathroom is conveniently located, catering to the needs of the household.

Outside, the property features a good-sized private rear garden, ideal for outdoor activities, gardening, or simply relaxing in the fresh air. Additionally, a private drive ensures off-road parking, adding to the convenience of this lovely home.

Situated in an excellent location, this property is close to Cannock town center, where you will find a variety of shops, restaurants, and amenities. Families will appreciate the proximity to local schools,

## Key Features

- COMPETITIVELY PRICED
- GREAT SIZED LOUNGE/DINER
- KITCHEN/DINER
- GOOD SIZED REAR GARDEN
- PRIVATE DRIVE FOR PARKING
- CLOSE TO CANNOCK TOWN
- THREE BED SEMI DETACHED
- LOCAL GOOD SCHOOLS ARE WITHIN WALKING DISTANCE

## Rooms and Dimensions

### Entrance Hallway

### Lounge

15'5" x 9'4" (4.72 x 2.86)

### Kitchen

8'3" x 14'8" (2.52 x 4.48)

### Landing

### Bedroom One

13'10" x 7'8" (4.22 x 2.36)

### Bedroom Two

9'11" x 7'10" (3.03 x 2.40)

### Bedroom Three

7'2" x 6'3" (2.19 x 1.91)

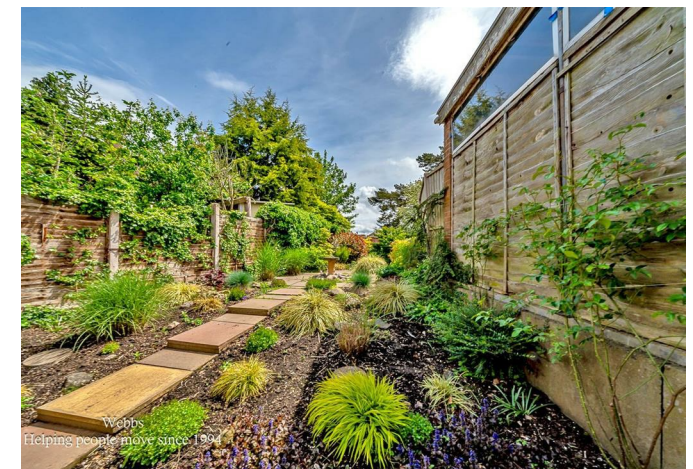
### Bathroom

6'0" x 6'2" (1.83 x 1.90)

### Driveway

### Gardens

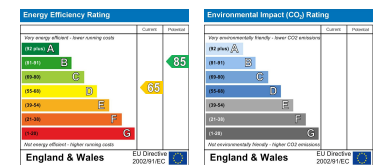
### IDENTIFICATION CHECKS - C







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.



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