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**Colliers Way | Cannock | WS12 4UD**  
**Offers In The Region Of £350,000**



# Summary

\*\* DETACHED FAMILY HOME \*\* FOUR BEDROOMS \*\* EN-SUITE SHOWER ROOM \*\* BREAKFAST KITCHEN \*\* LOUNGE AND DINING ROOM \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* IDEAL FOR CANNOCK CHASE \*\* CHAIN FREE \*\* VIEWING ADVISED \*\*

A fantastic family home with plenty of space and potential! On the ground floor, the property includes an entrance hallway, guest WC, breakfast kitchen with room for appliances, plus an open-plan living and dining room leading to a bright conservatory and garden.

The first floor offers four bedrooms, including a master with en-suite, and a family bathroom. Outside, there's a tarmac driveway for multiple vehicles, access to the garage, and a rear garden with patio and lawn areas.

Ideally located near Cannock Chase, known for its beautiful scenery and wildlife, and close to Cannock Town Centre with shops, markets, and great transport links, including the train station and local buses. Littleton Green Primary School is on the same road, with Cardinal Griffin Catholic High School just a mile away.

# Key Features

- DETACHED HOME
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- ENCLOSED REAR GARDEN
- EN-SUITE SHOWER ROOM
- POPULAR LOCATION
- FOUR BEDROOMS
- BREAKFAST KITCHEN
- LARGE CONSERVATORY
- CLOSE TO CANNOCK CHASE
- VIEWING ADVISED

# Rooms and Dimensions

Awating Vendor Approval

ENTRANCE HALLWAY

GUEST WC

BREAKFAST KITCHEN

17'5" x 11'8" (5.31 x 3.56)

DINING ROOM

10'7" x 8'5" (3.25 x 2.57)

LIVING ROOM

14'7" x 10'4" (4.45 x 3.17)

CONSERVATORY

14'4" x 13'1" (4.39 x 3.99)

LANDING

BEDROOM ONE

12'4" x 10'7" (3.76 x 3.25)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'8" x 8'5" (3.56 x 2.59)

BEDROOM THREE

11'1" x 8'5" (3.38 x 2.57)

BEDROOM FOUR

11'1" x 7'1" (3.38 x 2.18)

BATHROOM

GARAGE AND DRIVEWAY

REAR GARDEN

IDENTIFICATION CHECKS - C







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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