



PROUD
GUILD
MEMBER

Rowan Road | Shoal Hill, Cannock | WS11 1JJ

Offers Over £400,000

 **Webbs**
estate agents

Summary

**** HIGHLY DESIRABLE LOCATION** ENVIABLE LIVING ACCOMODATION ** OVERLOOKING SHOAL HILL COMMON ** TWO GENEROUS BEDROOMS ** MODERN KITCHEN ** BATHROOM AND SHOWER ROOM ** ENCLOSED REAR GARDEN ** GARAGE AND LARGE DRIVEWAY ** VIEWING ESSENTIAL ****

Webbs Estate Agents are pleased to offer for sale a spacious detached bungalow perched on the edge of Shoal Hill Common, offering enviable living space in a quiet location but having easy access to Cannock Town Centre and local amenities.

In brief, consisting of an entrance porch and hallway, the enviable size lounge and dining room has a stunning view over the rear garden and Shoal Hill Common, a modern kitchen with wall and floor units housing integrated appliances.

Having two generous double bedrooms both having fitted wardrobes, benefiting from both a family 3 piece bathroom and a spacious shower room, externally the enclosed rear mature garden is mainly laid to lawn with display borders and patio seating area, having a gate at the rear of the garden giving direct access on to shoal Hill Common, ample off road parking is provided by a large driveway and detached garage, early viewing will be essential to avoid disappointment.

Tenure: Freehold

Council Tax Band: Cannock Chase E

Key Features

- HIGHLY DESIRABLE LOCATION
- MODERN STYLE KITCHEN
- THREE PIECE BATHROOM
- SHOWER ROOM
- ENCLOSED MATURE REAR GARDEN
- TWO GENEROUS BEDROOMS
- ENVIABLE LOUNGE AND DINING ROOM
- VIEWS OF SHOAL HILL COMMON
- LARGE DRIVEWAY AND DETACHED GARAGE
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

ENVIABLE LOUNGE AND DINING ROOM

29'0" x 11'7" (8.863 x 3.548)

MODERN KITCHEN WITH INTEGRATED APPLIANCES

17'2" x 9'0" (5.235 x 2.756)

THREE PIECE BATHROOM

6'7" x 5'10" (2.008 x 1.787)

GUEST WC

BEDROOM ONE

13'8" x 10'4" (4.182 x 3.164)

BEDROOM TWO

13'9" x 8'6" (4.211 x 2.603)

SHOWER ROOM (FORMALY BEDROOM THREE)

7'8" x 7'0" (2.347 x 2.154)

DETACHED GARAGE WITH STORAGE ROOM

22'10" x 8'7" (6.962 x 2.631)

ENCLOSED MATURE REAR GARDEN

LARGE FRONT AND SIDE DRIVEWAY

FOR A VIEWING PLEASE CALL 01543 468846

IDENTIFICATION CHECKS - C

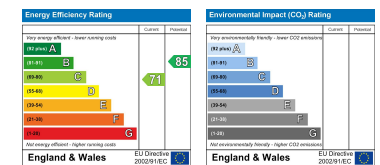






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with floorplan 6/2022

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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