



Harebell Close | Cannock | WS12 3XA

Offers In The Region Of £275,000



Summary

**** EXTENDED THREE BEDROOM HOME ** VERY WELL PRESENTED ** THREE RECEPTION ROOMS ** MODERN KITCHEN ** ENCLOSED REAR GARDEN ** EXCELLENT SCHOOLS ** SOUGHT AFTER LOCATION ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a well-presented and extended home, offering excellent schools and transport links, close to local shops and amenities, and also only a short distance from the designer shopping village.

In brief consisting of an entrance porch, the spacious lounge opens into the dining room which has double doors to the rear reception room which overlooks the rear garden, and a modern kitchen with an external door to the garage.

To the first floor there are three bedrooms and a modern-style bathroom. Externally, the enclosed rear garden is mainly laid to lawn with display borders and a patio seating area. Ample off-road parking is provided by a driveway and garage.

EARLY VIEWING ESSENTIAL

Key Features

Rooms and Dimensions

ENTRANCE PORCH

SPACIOUS LOUNGE

15'4" x 12'9" (4.697 x 3.903)

DINING ROOM

9'7" x 7'5" (2.944 x 2.267)

REAR RECEPTION ROOM

10'4" x 8'8" (3.171 x 2.667)

MODERN KITCHEN

9'5" x 7'5" (2.876 x 2.278)

GARAGE

LANDING

BEDROOM ONE

9'6" x 9'1" (2.92 x 2.77)

BEDROOM TWO

10'7" x 8'0" (3.23 x 2.44)

BEDROOM THREE

7'8" x 7'4" (2.34 x 2.26)

MODERN BATHROOM

ENCLOSED REAR GARDEN

FRONT GARDEN AND DRIVEWAY

IDENTIFICATION CHECKS - C





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Approximate total area⁽¹⁾
80.8 m²
Reduced headroom
0.1 m²

(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.

GIRAFFE 360

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.

