



Langdale Drive | Cannock | WS11 1QW

£260,000

 **Webbs**  
estate agents

## Summary

**\*\* NO ONWARD CHAIN \*\* THREE GENEROUS BEDROOMS \*\* LARGE LOUNGE \*\* MODERN KITCHEN DINER \*\* LARGE ENTRANCE HALLWAY \*\* LOW MAINTENANCE REAR GARDEN \*\* CONSERVATORY \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* VIEWING ADVISED \*\***  
Webbs Estate Agents are delighted to present this well-maintained and spacious semi-detached family home, ideally situated close to highly regarded schools, excellent transport links including the M6 and M6 Toll roads, as well as a range of local shops and amenities.

In brief, the accommodation comprises a welcoming and spacious entrance hallway leading to a generous living room with an opening into the modern kitchen diner with a patio door to the conservatory, creating an ideal space for both relaxing and entertaining.  
To the first floor, the property offers three well-proportioned double bedrooms and a family bathroom.  
Externally, the home benefits from a low-maintenance rear garden with side access to a cobbled driveway providing ample off-road parking. The integral garage can also be accessed via the hallway, offers excellent additional storage space.  
EARLY VIEWING ADVISED TO APPRECIATE THE SIZE OF ACCOMMODATION ON OFFER.

## Key Features

- POPULAR LOCATION
- LOW MAINTENANCE REAR GARDEN
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- SPACIOUS LOUNGE
- IDEAL FOR M6 AND M6 TOLL ROADS
- THREE GENEROUS BEDROOMS
- CONSERVATORY
- MODERN KITCHEN DINER
- GARAGE AND GOOD SIZED DRIVEWAY
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

15'10" x 8'7" (4.83m x 2.62m)

### SPACIOUS LOUNGE

16'9" x 15'9" (5.121 x 4.814)

### KITCHEN DINER

15'4" x 13'2" (4.688 x 4.032)

### CONSERVATORY

9'8" x 8'5" (2.963 x 2.587)

### LANDING

### BEDROOM ONE

15'10" x 9'11" (4.849 x 3.043)

### BEDROOM TWO

11'1" x 9'10" (3.402 x 3.020)

### BEDROOM THREE

12'6" x 6'7" (3.814 x 2.032)

### FAMILY BATHROOM

6'5" x 6'3" (1.978 x 1.906)

### INTEGRAL GARAGE

15'8" x 7'9" (4.791 x 2.367)

### ENCLOSED LOW MAINTENANCE REAR GARDEN

### DRIVEWAY

### IDENTIFICATION CHECKS - C

### Disclosure





