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Cotswold Road | Cannock | WS12 4EU

Offers Around £249,950

 **Webbs**  
estate agents

# Summary

**\*\* RARE OPPORTUNITY TO HAVE CANNOCK CHASE 30 SECONDS FROM YOUR DOOR \*\* THREE BED SEMI DETACHED FAMILY HOME \*\* GREAT SIZED PRIVATE REAR GARDEN \*\* GOOD SIZED LOUNGE/DINER \*\* BOASTING A WOOD BURNER \*\* PRIVATE DRIVE \*\* DETACHED GARAGE WITH UTILITY ROOM AND GUEST W/C \*\***

WEBBS ESTATE AGENTS are delighted to welcome to market the beautiful Cotswold Road a deceptively spacious three bed semi detached family home on the edge of Cannock Chase . This charming home is certainly not one to be missed . From the moment you walk through the door your heart will be stolen . The property briefly comprises of a generous entrance hallway leading into a great sized lounge/diner which boasts a cosy wood burner which keeps you warm in the cold winter months . There is a fully fitted kitchen where all your family needs are taken care of . On the first floor landing there are three generous bedrooms and a conveniently placed newly fitted shower room .

EXTERNALLY

The location is simply divine , Cannock Chase is 30 seconds down the road, an area of outstanding natural beauty perfect for all those who enjoy outdoor activities in nature . The Garden is a wonderful size for lazy relaxing summer evenings or a safe place for children to play or to grow your own. There is a great sized garage taking care of all your storage needs . There is a utility room with a conveniently place guest w.c .

**\*\* CALL NOW TO MAKE COTSWOLD ROAD YOUR NEW HOME \*\***

# Key Features

- THREE GENEROUS BEDROOMS
- LOUNGE/DINER UTILITY ROOM/GUEST W.C
- GENEROUS GARDEN
- UTILITY ROOM/GUEST W.C
- GREAT SIZED SEMI DETACHED
- SHOWER ROOM
- WALKING DISTANCE TO CANNOCK CHASE
- DETACHED GARAGE

# Rooms and Dimensions

**ENTRANCE HALLWAY**  
12'6" x 7'11" (3.813 x 2.421 )

**LOUNGE/DINER**  
23'1" x 10'11" (7.06 x 3.33)

**KITCHEN**  
10'11" x 7'10" (3.35 x 2.41)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'9" x 10'9" (3.89 x 3.30 )

**BEDROOM TWO**  
10'11" x 10'0" (3.33 x 3.07 )

**BEDROOM THREE**  
8'0" x 7'10" (2.46 x 2.41)

**SHOWER ROOM**  
7'6" x 4'11" (2.288 x 1.513 )

**EXTERNALLY**

**COVERED ENTRY**

**UTILITY ROOM/GUEST W.C**  
11'6" x 6'11" (3.522 x 2.112)

**GARAGE**

**GENEROUS GARDEN**

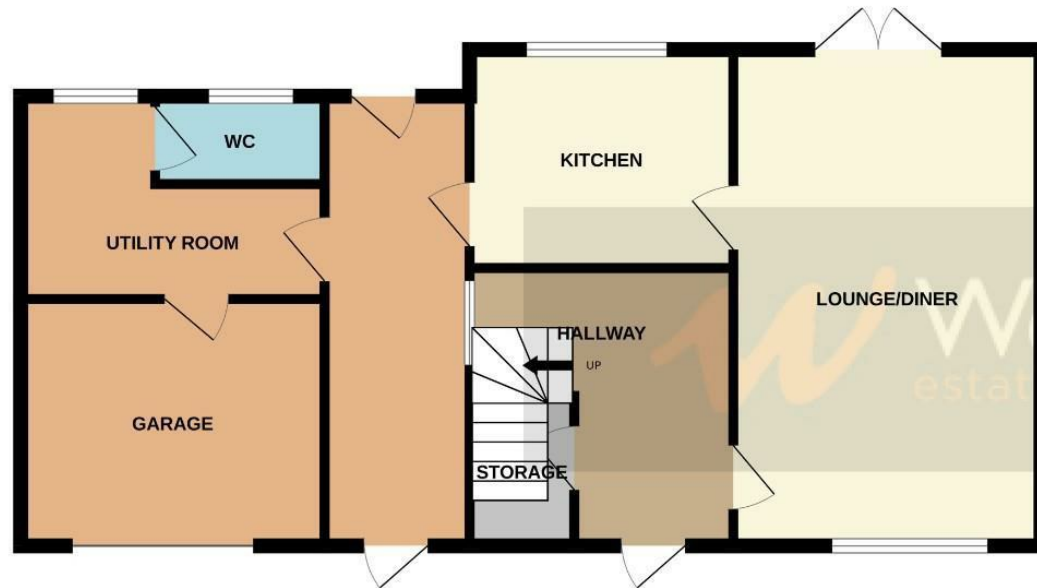
**PARKING FOR SEVERAL VEHICLES**

**IDENTIFICATION CHECKS - C**





GROUND FLOOR

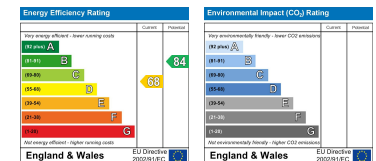


1ST FLOOR



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.  
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153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: [sales@webbsestateagents.co.uk](mailto:sales@webbsestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)