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Elm Road | Cannock | WS11 9QW

Offers In The Region Of £195,000

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## Summary

**\*\* SPACIOUS SEMI-DETACHED HOME \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* FRONT AND REAR GARDENS \*\* LARGE UTILITY ROOM \*\* EXCELLENT TRANSPORT LINKS \*\* CLOSE TO LOCAL SHOPS \*\* SHOWER ROOM \*\***

Webbs Estate Agents are delighted to offer for sale this spacious semi-detached family home, situated in the popular location of Norton Canes. Ideally positioned close to Chasewater Country Park, the property also benefits from excellent local schools, transport links, shops, and amenities.

The accommodation briefly comprises an entrance hallway, two generous reception rooms, and a modern-style kitchen with glazed doors leading into a large utility room, offering dual access to the rear garden.

To the first floor, there are three well-proportioned bedrooms, a modern shower room, and a separate WC.

Externally, the property benefits from low-maintenance front and rear gardens, making it ideal for easy family living.

Early viewing is highly recommended to fully appreciate the size and potential of the accommodation on offer.

## Key Features

- LARGE SEMI DETACHED HOME
- TWO RECPTION ROOMS
- GOOD SCHOOL CATCHMENTS
- CLOSE TO LOCAL SHOPS
- NO CHAIN
- POPULAR LOCATION
- KITCHEN WITH SEPERATE UTILITY ROOM
- IDEAL FOR CHASEWATER COUTRY PARK
- EXCELLENT TRANSPORT LINKS
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### FRONT RECEPTION ROOM

10'2" x 10'0" (3.10 x 3.05)

### REAR RECEPTION ROOM

13'8" x 9'8" (4.17 x 2.97)

### KITCHEN

10'5" x 5'10" (3.19 x 1.80)

### UTILITY ROOM

11'11" x 4'11" (3.64 x 1.51)

### LANDING

### BEDROOM ONE

11'4" x 10'11" (3.46 x 3.34)

### BEDROOM TWO

11'4" x 8'3" (3.46 x 2.54)

### BEDROOM THREE

9'2" x 7'6" (2.80 x 2.31)

### SHOWER ROOM

### GUEST WC

### FRONT AND REAR GARDENS

### IDENTIFICATION CHECKS - C





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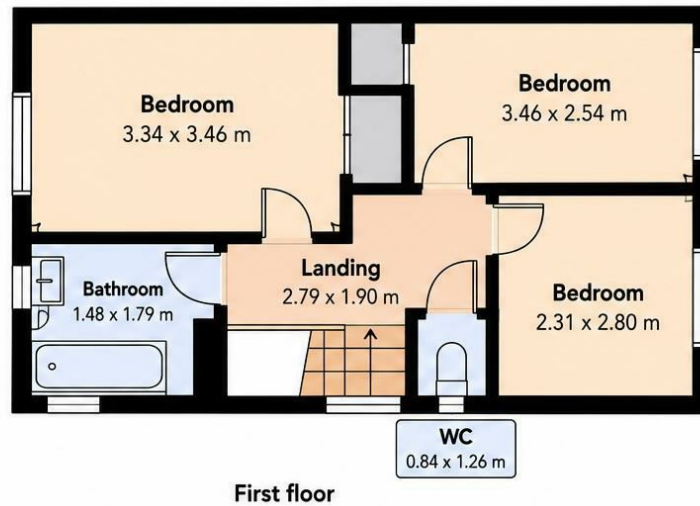
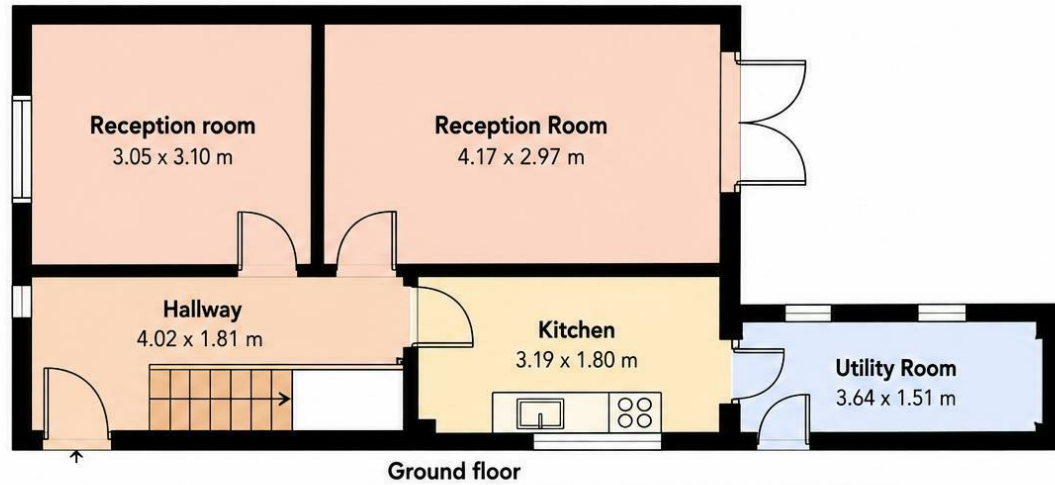
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**Approximate total area <sup>(1)</sup>**  
77.9 m<sup>2</sup>

(1) Excluding balconies and terraces

All measurements are approximate and not to scale.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	70	G	G
<small>Key Average Energy Use - lower energy costs</small> <small>Key Average Energy Use - lower CO<sub>2</sub> emissions</small>		<small>Key Average Energy Use - lower energy costs</small> <small>Key Average Energy Use - lower CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
England & Wales		England & Wales	