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**Barnard Way | Cannock | WS11 6XJ**

**Open To Offers £180,000**

 **Webbs**  
estate agents

## Summary

**\*\* DECEPTIVELY SPACIOUS \*\* THREE GENEROUS BEDROOMS \*\* GUEST W.C \*\* CONSERVATORY \*\* BREAKFAST KITCHEN \*\* OFF ROAD PARKING \*\* WALKING DISTANCE TO CANNOCK TOWN \*\***

WEBBS ESTATE AGENTS are delighted to welcome to market the wonderful Barnard Way a deceptively spacious three bed mid terraced . Barnard Way is a fabulous sized property which is also oozing potential to further improve . Upon entering the property you are welcomed by a bright warm lounge with a feature bay window . There is a through hallway which leads either into the lounge , into the kitchen or straight to outside . The Kitchen is a fabulous size where all of your culinary needs are take care of . There is the added bonus of a downstairs w.c which is perfect for family or visiting guests . The conservatory is one of the stand out features where you can sit peaceful of an evening to unwind  
On the first floor landing there are three generous bedrooms and a family bathroom with storage cupboards.

### EXTERNALLY

There is delightful garden which is fully enclosed perfect for children to play . The drive is to the front of the property proving parking for two

**\*\* DO NOT MISS THE OPPORTUNITY TO MAKE BARNARD WAY YOUR NEW HOME \*\***

## Key Features

- THREE GENEROUS BEDROOMS
- GOOD SIZED LOUNGE
- OFF ROAD PARKING
- PRIVATE ENCLOSED REAR GARDEN
- DOWNSTAIRS GUEST W.C
- CONSERVATORY
- WALKING DISTANCE TO CANNOCK TOWN

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

23'11" x 6'1" (7.314 x 1.866)

### LOUNGE

15'0" x 13'6" (4.579 x 4.119 )

### BREAKFAST KITCHEN

11'5" x 13'0" (3.481 x 3.967)

### CONSERVATORY

11'9" x 7'3" (3.596 x 2.216)

### FIRST FLOOR LANDING

### MASTER BEDROOM

10'5" x 11'10" (3.183 x 3.625)

### BEDROOM TWO

11'5" x 10'6" (3.495 x 3.22)

### BEDROOM THREE

8'5" x 8'11" (2.579 x 2.723)

### FAMILY BATHROOM

### EXTERNALLY

### PRIVATE REAR GARDEN

### PRIVATE DRIVE

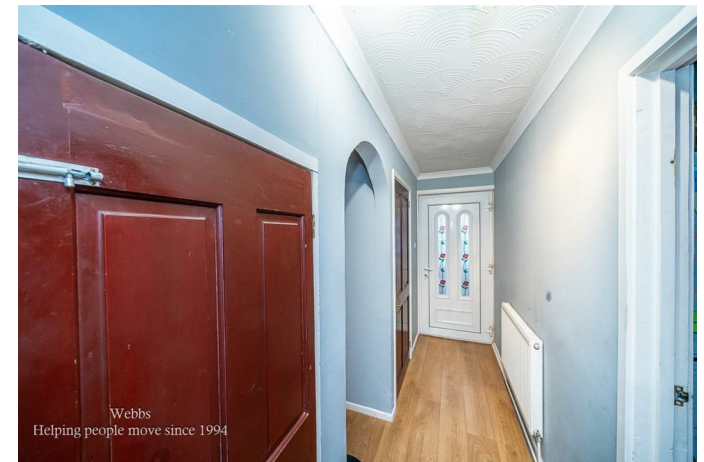
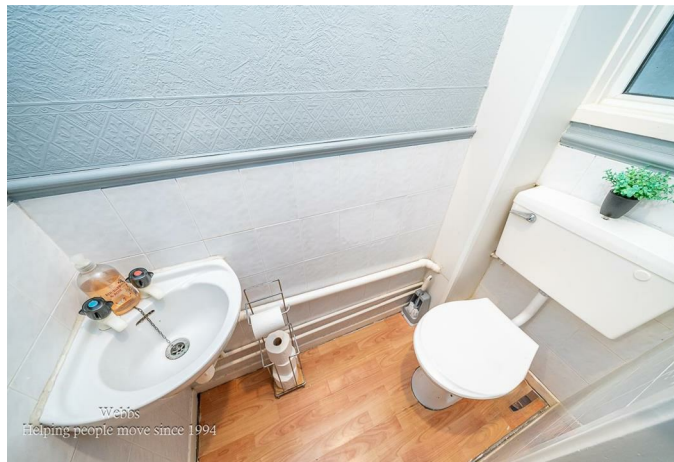
### IDENTIFICATION CHECKS - C

### Premium Conveyancing (B)

### Agents Notes

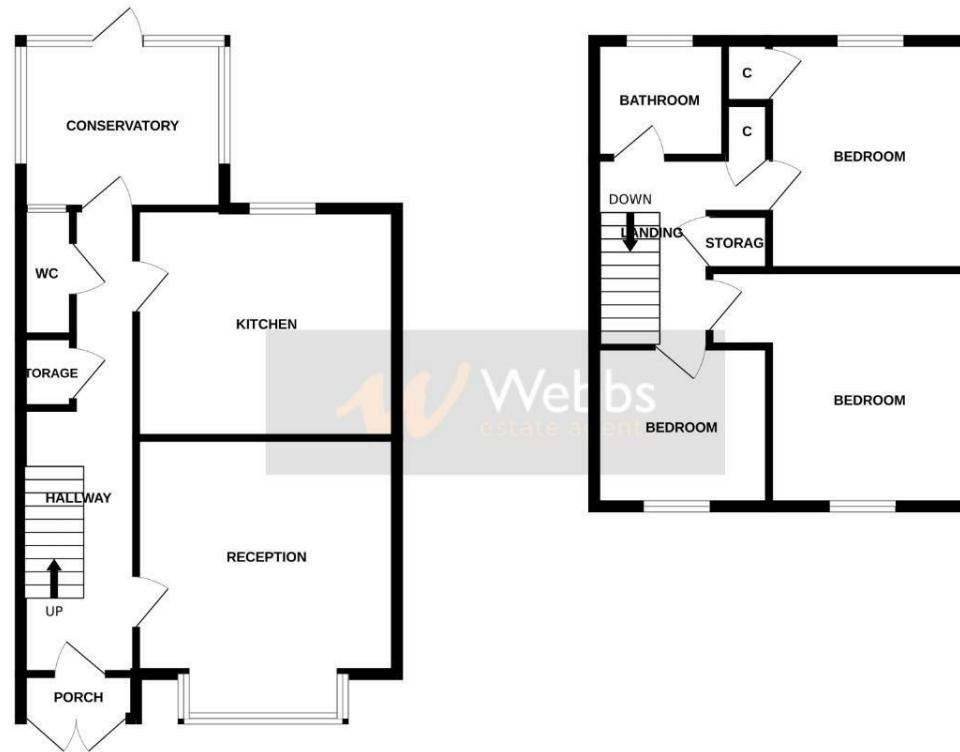
### Agents Notes





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.  
Made with Metropack 6/2025

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
86	86		
Energy Efficiency Rating: 86 (A)		Environmental Impact (CO <sub>2</sub> ) Rating: G	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	