



Webbs
Helping people move since 1994

St. Lukes Close | Cannock | WS11 1BB
Offers Over £375,000



Summary

Webbs Estate Agents are delighted to offer for sale this well-presented family home, with four generous bedrooms, ideally situated in a quiet cul-de-sac within walking distance of Cannock town centre, well-regarded schools, local amenities, and excellent transport links, including the M6, M6 Toll, bus, and train stations.

The accommodation briefly comprises an entrance hallway with a separate guest cloak cupboard and a guest WC, a spacious living room with a walk-in bay window, and a door leading to the separate dining room. The dining room features sliding patio doors that open into a large conservatory overlooking the rear garden, complete with a thermally efficient blue glass roof. There is also a modern breakfast kitchen with an external door providing access to the tandem double garage.

To the first floor are four generous bedrooms, two of which benefit from fitted wardrobes, together with a family bathroom fitted with a three-piece suite. The principal bedroom also features a dedicated shower area, creating an excellent main bedroom suite.

Externally, the property boasts a generous south-facing rear garden, mainly laid to lawn with a vegetable patch, mature planted borders, and a patio seating area. There is a peppercorn rent of £31 per annum paid to the local council for the rented land. To the front, there is ample off-road parking via a driveway, along with a tandem double garage with an electric up-and-over door.

The garage and the front bay window have both been re-roofed with Firestone rubber roofing, with approximately 12 years remaining on the guarantee. The property also benefits from a top-of-the-range Worcester Bosch heating system, with the boiler still under warranty.

EARLY VIEWING ADVISED

Key Features

- FOUR BEDROOMS
- MODERN BREAKFAST KITCHEN
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- LARGE LOUNGE
- MATURE REAR GARDEN
- DETACHED FAMILY HOME
- TANDEM DOUBLE GARAGE
- SOUGHT AFTER LOCATION
- CONSERVATORY
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

SPACIOUS LOUNGE

20'6" x 12'1" (6.26m x 3.69m)

DINING ROOM

9'8" x 9'3" (2.96m x 2.84m)

BREAKFAST KITCHEN

13'5" x 10'9" (4.10m x 3.28m)

CONSERVATORY

12'3" x 8'1" (3.74m x 2.47m)

LANDING

BEDROOM ONE (with ensuite)

12'8" x 11'2" (3.87m x 3.42m)

BEDROOM TWO

11'6" x 9'11" (3.51m x 3.03m)

BEDROOM THREE

10'9" x 7'10" (3.30m x 2.40m)

BEDROOM FOUR

8'8" x 6'2" (2.65m x 1.90m)

FAMILY BATHROOM

TANDEM DOUBLE GARAGE

30'10" x 9'0" (9.42m x 2.76m)

LARGE REAR GARDEN

FRONT DRIVEWAY

Agents Notes

Identification Checks (R)





Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



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.

