Boydon Close | Cannock | WS11 1TH

Offers In The Region Of £410,000

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Summary

WEBBS ESTATE AGENTS Being sold with NO ONWARD CHAIN, we are delighted to present this detached family home, occupying a sought-after position in the ever-popular area of Shoal Hill. Ideally situated within easy reach of highly regarded schools, excellent transport links, local shops, and everyday amenities, the property also enjoys direct access to the beautiful open spaces of Shoal Hill Common, making it an ideal choice for families and those who enjoy the outdoors.
Well maintained throughout, the accommodation briefly comprises of an entrance porch and hallway with a guest WC, a spacious and light-filled living room flowing seamlessly into the dining room. The large breakfast kitchen with utility area offers ample storage and workspace, together with an external door providing access to the impressive tandem garage, which offers access to the rear garden.

To the first floor, the property continues to impress with three generous double bedrooms. The principal bedroom is complemented by an en-suite shower room and has a range of fitted wardrobes, while the remaining bedrooms are served by a well-appointed family bathroom.
Externally, the property enjoys attractive front and rear gardens, a generous driveway providing ample off-road parking, and a substantial tandem garage. The generous corner plot provides excellent opportunities to extend the property, subject to the appropriate planning permissions.
Homes in this highly desirable location are rarely available for long, and early viewing is strongly recommended to fully appreciate the quality, space, and lifestyle this superb family home has to offer.

Key Features

- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- CLOSE TO SHOAL HILL COMMON
- LARGE LOUNGE
- NO ONWARD CHAIN
- THREE GENEROUS DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- LARGE BREAKFAST KITCHEN WITH UTILITY AREA
- DOUBLE TANDEM GARGE
- CORNER PLOT WITH VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

GUEST WC

SPACIOUS LOUNGE
13'2" x 15'6" (4.03 x 4.73)

DINING ROOM
10'5" x 9'9" (3.20 x 2.98)

LARGE BREAKFAST KITCHEN WITH UTILITY AREA
10'9" x 18'4" (3.30 x 5.61)

TANDEM DOUBLE GARAGE
8'2" x 37'0" (2.49 x 11.28)

LANDING

BEDROOM ONE
13'6" x 11'7" (4.12 x 3.55)

EN-SUITE SHOWER ROOM
11'9" x 5'10" (3.585 x 1.795)

BEDROOM TWO
10'7" x 11'10" (3.24 x 3.63)

BEDROOM THREE
10'9" x 8'1" (3.30 x 2.48)

FAMILY BATHROOM
5'0" x 8'11" (1.53 x 2.74)

ENCLOSED REAR GARDEN

FRONT GARDEN AND DRIVEWAY

IDENTIFICATION CHECKS - C

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Approximate total area(1)

127.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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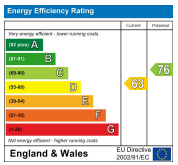

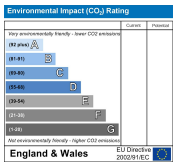

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