## Longford Road | Cannock | WS11 1NF

## Offers In The Region Of £450,000

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## Summary

** SOUGHT AFTER LOCATION ** LARGE FOUR BEDROOM HOME ** BURSTING WITH POTENTIAL ** TWO SPACIOUS RECEPTION ROOMS ** MATURE REAR GARDEN ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** EARLY VIEWING ADVISED **
Webbs Estate Agents are delighted to offer for sale this substantial and generously proportioned family home, situated in a highly sought-after location and conveniently positioned for excellent schools, transport links and local amenities.
While the property would benefit from modernisation in certain areas, it retains much of its original character and charm, offering purchasers a fantastic opportunity to create a superb family home tailored to their own taste and requirements. There is also excellent potential for extension, subject to the necessary planning permissions.

The accommodation briefly comprises an entrance porch leading into the welcoming reception hallway. To the ground floor is a spacious lounge positioned to the rear of the property, enjoying attractive views over the mature rear garden, together with a separate dining room, guest WC and breakfast kitchen. A useful utility room and rear hallway provide further access to the patio and garden.
To the first floor, there are four generously sized double bedrooms and a family bathroom. The principal bedroom further benefits from a large, modern-style en-suite bathroom.
Externally, the property boasts a substantial and mature rear garden, providing an excellent outdoor space for families and entertaining. Ample off-road parking is available via the large driveway and integral garage.An excellent opportunity to acquire a substantial home with character, generous accommodation and significant potential for modernisation and extension, in a highly desirable location.

## Key Features

- SOUGHT AFTER LOCATION
- FOUR GENEROUS BEDROOMS
- SUBSTANTIAL MATURE REAR GARDEN
- DINING ROOM
- BURSTING WITH POTENTIAL
- LARGE DETACHED HOME
- CLOSE TO LOCAL SHOPS AND AMENITIES
- 19'7" x 14'9" LOUNGE
- GOOD SCHOOL CATCHMENTS
- VIEWING ADVISED

## Rooms and Dimensions

**ENTRANCE PORCH AND HALLWAY**

**LARGE LOUNGE**
19'7" x 14'9" (5.97 x 4.50)

**DINING ROOM**
14'9" x 10'10" (4.52 x 3.31)

**KITCHEN**
11'10" x 8'9" (3.61 x 2.68)

**UTILITY ROOM**
8'6" x 5'8" (2.61 x 1.74)

**GUEST WC**

**REAR ENTRANCE HALLWAY**

**INTEGRAL GARAGE**
15'2" x 8'3" (4.63 x 2.52)

**LANDING**

**BEDROOM ONE**
13'9" x 11'10" (4.20 x 3.62)

**MODERN EN-SUITE BATHROOM**
11'10" x 5'3" (3.61 x 1.61)

**BEDROOM TWO**
14'10" x 8'2" (4.53 x 2.49)

**BEDROOM THREE**
11'5" x 9'10" (3.49 x 3.02)

**BEDROOM FOUR**
12'0" x 8'10" (3.68 x 2.70)

**FAMILY BATHROOM**
5'10" x 5'7" (1.80 x 1.71)

**LARGE MATURE REAR GARDEN**

**FRONT GARDEN AND DRIVEWAY**

**IDENTIFICATION CHECKS - C**

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**Approximate total area**(1)

148.5 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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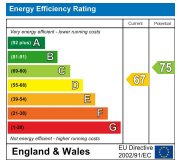


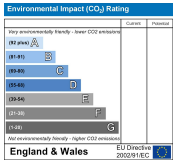


Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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