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**Laburnum Close | Cannock | WS11 0AY**

**Offers Over £230,000**

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estate agents

## Summary

**\*\* STUNNING FAMILY HOME \*\* INTERNAL VIEWING ESSENTIAL \*\* POPULAR LOCATION \*\* DECEPTIVELY SPACIOUS \*\* THREE BEDROOMS \*\* REFITTED MODERN BATHROOM \*\* SPACIOUS LOUNGE \*\* DINING ROOM \*\* REFITTED MODERN KITCHEN \*\* FRONT & REAR GARDENS \*\* PRIVATE DRIVEWAY \*\* FULL REWIRE AND NEW WINDOWS \*\***

WEBBS ESTATE AGENTS are pleased to present this very well presented and deceptively spacious family home which has been partially rewired and new UPVC windows installed, situated in a popular location. Being close to all local amenities, shops and schools, briefly comprising: entrance hallway, a spacious lounge, the dining room has French doors to the rear garden and an opening to the extended modern REFITTED kitchen.

On the first floor, the landing leads to three spacious bedrooms and a MODERN family bathroom, with a separate WC. The loft is also boarded with electricity. Externally, there is a private driveway, a large enclosed front garden, and ample off-road parking at the front of the property.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE OF THE PROPERTY ON OFFER

## Key Features

- WELL PRESENTED FAMILY HOME
- MODERN EXTENDED KITCHEN
- MATURE REAR GARDEN
- DINING ROOM WITH FRENCH DOORS
- MODERN BATHROOM WITH SEPERATE WC
- SPACIOUS LOUNGE
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- THREE SPACIOUS BEDROOMS
- OFF ROAD PARKING
- VIEWING ESSENTIAL

## Rooms and Dimensions

### LOUNGE

14'5" x 13'11" (4.39m" x 4.24m")

### KITCHEN

21'5" x 9'4" max 6'2" min (6.53m" x 2.84m"  
max 1.88m" min )

### DINING ROOM

12'4" x 12'1" (3.76m" x 3.68m")

### BEDROOM ONE

12'2" x 8'7" (3.71m" x 2.62m")

### BEDROOM TWO

13'6" max 12'1" min x 7'7" (4.11m" max  
3.68m" min x 2.31m")

### BEDROOM THREE

10'6" x 6'1" (3.20m" x 1.85m")

### FAMILY BATHROOM

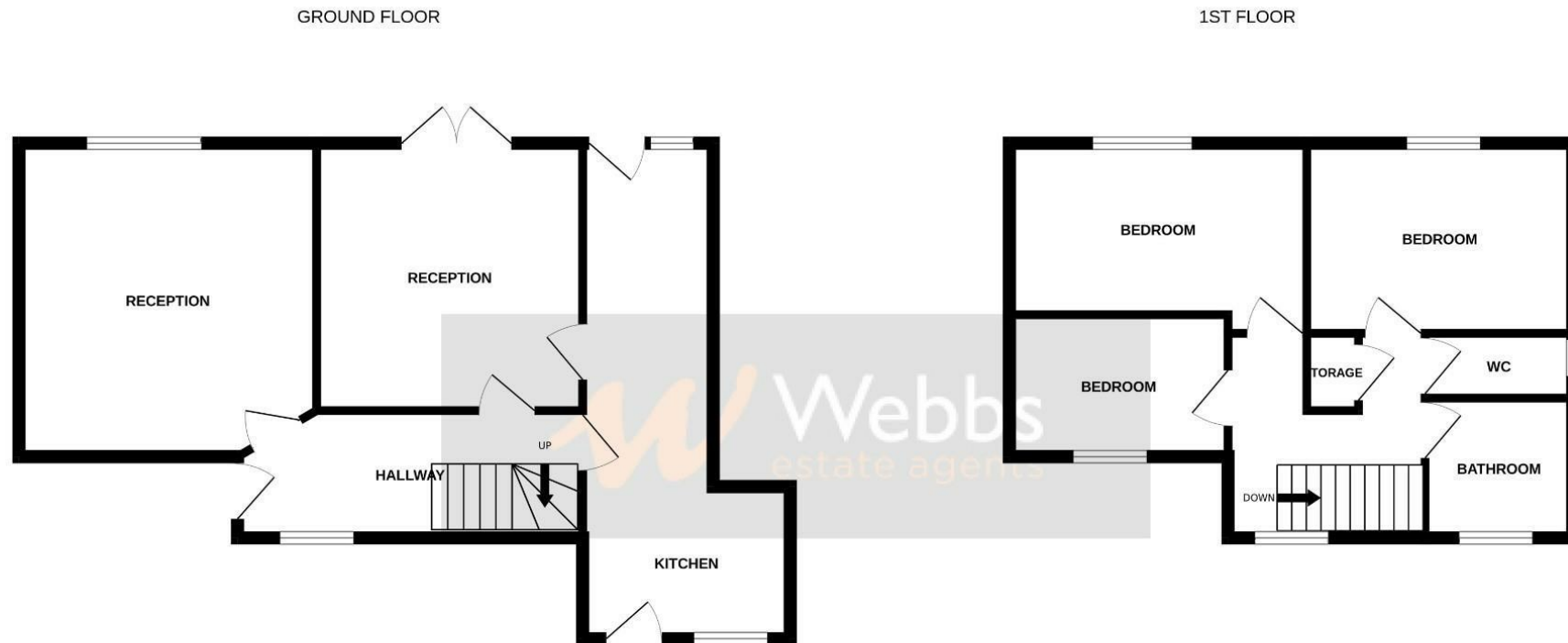
### FRONT & REAR GARDENS

### PRIVATE DRIVEWAY

### IDENTIFICATION CHECKS - C

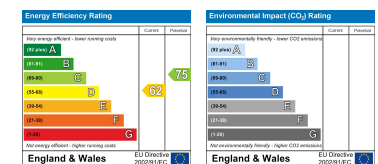






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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