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Smillie Place | Cannock | WS11 6DU

Offers Over £180,000



Summary

DECEPTIVELY SPACIOUS HOME • EXCELLENT POTENTIAL • THREE GENEROUS BEDROOMS • FAMILY BATHROOM • LARGE RECEPTION ROOM AND KITCHEN • PRIVATE REAR GARDEN

Webbs Estate Agents are pleased to offer to the market Smillie Place, a well-proportioned property with excellent potential. The property provides spacious accommodation throughout, making it an ideal home for a growing family.

In brief, the property comprises an entrance porch, entrance hallway, large lounge/dining room, kitchen/dining area, and a sun room. To the first floor there are three generously sized bedrooms and a family bathroom.

Externally, the property is located in a quiet cul-de-sac within walking distance of Cannock Town Centre. There is ample on-street parking with the potential to create a driveway, subject to planning permission. The rear garden is of an excellent size and is fully enclosed, offering a good degree of privacy.

Viewing is recommended to fully appreciate the size and location of this property.

Key Features

- DECEPTIVELY SPACIOUS
- PRIVATE REAR GARDEN
- CUL - DE - SAC LOCATION
- WALKING DISTANCE TO TOWN CENTRES
- CALL US ON 01543 468846!
- THREE GENEROUS BEDROOMS
- LOTS OF POTENTIAL
- CLOSE TO GOOD SCHOOLS
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE/DINER

21'2" x 11'4" (6.465 x 3.462)

KITCHEN/DINER

19'9" x 11'1" (6.021 x 3.385)

SUN ROOM

4'10" x 8'1" (1.481 x 2.469)

FIRST FLOOR LANDING

MASTER BEDROOM

10'6" x 11'6" (3.215 x 3.517)

BEDROOM TWO

13'7" x 8'11" (4.159 x 2.718)

BEDROOM THREE

10'7" x 6'6" (3.243 x 1.986)

FAMILY BATHROOM

EXTERNALLY

FULLY ENCLOSED REAR GARDEN

GARAGE

IDENTIFICATION CHECKS - C





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 Metropix 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 ₂) Rating	
Current	Potential	Current	Potential
100.00	100.00	100.00	100.00
95.00	95.00	95.00	95.00
90.00	90.00	90.00	90.00
85.00	85.00	85.00	85.00
80.00	80.00	80.00	80.00
75.00	75.00	75.00	75.00
70.00	70.00	70.00	70.00
65.00	65.00	65.00	65.00
60.00	60.00	60.00	60.00
55.00	55.00	55.00	55.00
50.00	50.00	50.00	50.00
45.00	45.00	45.00	45.00
40.00	40.00	40.00	40.00
35.00	35.00	35.00	35.00
30.00	30.00	30.00	30.00
25.00	25.00	25.00	25.00
20.00	20.00	20.00	20.00
15.00	15.00	15.00	15.00
10.00	10.00	10.00	10.00
5.00	5.00	5.00	5.00
0.00	0.00	0.00	0.00

Energy Efficiency Rating: Current: A, Potential: A
Environmental Impact (CO₂) Rating: Current: A, Potential: A
 England & Wales EU Directive 2002/91/EC