



Lichfield Road | Cannock | WS11 8EQ

Offers Over £335,000

 **Webbs**
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Summary

ENVIABLY SIZED DETACHED BUNGALOW • THREE DOUBLE BEDROOMS • LARGE LOUNGE • CONSERVATORY • EXCELLENT TRANSPORT LINKS • CLOSE TO DESIGNER OUTLET • GARAGE & DRIVEWAY • MODERN KITCHEN-DINER • CHAIN FREE • EARLY VIEWING ESSENTIAL

Webbs Estate Agents are delighted to present this chain-free detached bungalow, ideally positioned for local amenities and offering excellent transport links via both road and rail. The property is also conveniently located near the popular Designer Shopping Village.

The spacious accommodation comprises a welcoming entrance hallway, three generous double bedrooms, a modern family bathroom with the master having an en-suite a bright lounge featuring a walk-in bay window that floods the room with natural light. The contemporary kitchen-diner provides ample space for cooking and dining, with patio doors opening into the conservatory, which enjoys views over the rear garden.

Externally, the property features a well-kept front lawn with decorative borders, a private driveway with parking for multiple vehicles, and a detached garage. The attractive wraparound garden offers a peaceful outdoor setting with lawned areas, mature planting, and slabbed seating spaces ideal for relaxation or entertaining.

Key Features

- LARGE DETACHED BUNGALOW
- EN-SUITE TO THE MASTER
- EXCELLENT TRANSPORT LINKS
- WELL PRESENTED
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- THREE GENEROUS BEDROOMS
- DETACHED GARAGE AND DRIVEWAY
- ENVIABLE SIZED LOUNGE AND KITCHEN DINER
- WRAP AROUND GARDEN
- VIEWING ESSENTIAL

Rooms and Dimensions

DRAFT DETAILS AWAITING VENDOR APPROVAL

ENTRANCE PORCH AND HALLWAY

LARGE LOUNGE

20'4" x 14'3" (6.22 x 4.35)

MODERN KITCHEN DINER

20'6" x 9'5" (6.27 x 2.89)

CONSERVATORY

9'10" x 11'10" (3.00 x 3.63)

BEDROOM ONE

14'7" x 12'3" (4.47 x 3.75)

EN-SUITE SHOWER ROOM

16'8" x 10'2" (5.10 x 3.10)

BEDROOM TWO

14'7" x 10'10" (4.47 x 3.32)

BEDROOM THREE

9'8" x 9'1" (2.95 x 2.77)

FAMILY BATHROOM

9'1" x 5'6" (2.77 x 1.69)

DETACHED GARAGE

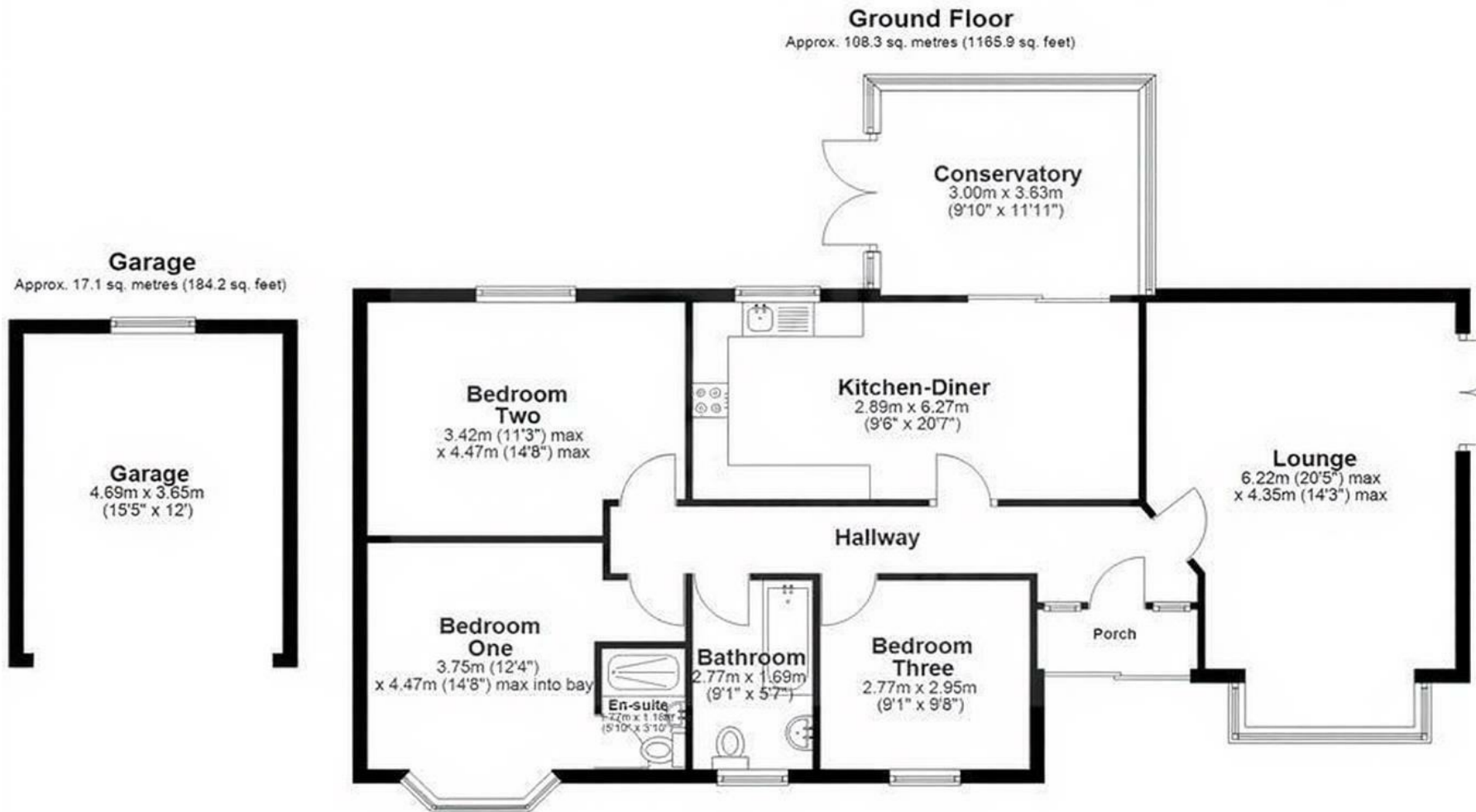
15'4" x 11'11" (4.69 x 3.65)

WRAP AROUND GARDEN WITH PATIO SEATING AREA

IDENTIFICATION CHECKS - C







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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
	76		87
91-100 A 81-90 B 71-80 C 61-70 D 51-60 E 41-50 F 31-40 G		10-40 A 41-45 B 46-50 C 51-55 D 56-60 E 61-65 F 66-70 G	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	

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