



Rowan Road | Cannock | WS11 1JJ

Offers Over £280,000

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Summary

** HIGHLY DESIRABLE SHOAL HILL LOCATION ** THREE BEDROOMS ** EXTENDED KITCHEN ** UTILITY / WC *** ORANGERY *** EXCELLENT SCHOOLS AND TRANSPORT LINKS
** IDEAL FOR SHOAL HILL
COMMON ** GARAGE AND DRIVEWAY ** VIEWING ADVISED **

An excellent opportunity to acquire this three-bedroom extended semi-detached home, ideally situated on a sought-after residential development in the popular Shoal Hill area of Cannock. Conveniently located close to St Luke's School, local amenities, and the beautiful Cannock Chase and Shoal Hill Common accessible at the end of the road, this property is perfectly positioned for families and outdoor enthusiasts alike.

The accommodation briefly comprises of an entrance hall, kitchen, lounge / diner, utility WC, orangery and three well-proportioned bedrooms and a family bathroom to the first floor. The property also benefits from an integral garage. Externally, there is a driveway for multiple vehicles and an enclosed rear garden offering excellent outdoor space. Early viewing is recommended.

Key Features

- SOUGHT AFTER AREA OF SHOAL HILL
- UTILITY / WC
- LOUNGE / DINER
- INTEGRAL GARAGE
- ENCLOSED GARDEN
- EXTENDED KITCHEN
- ORANGERY
- THREE BEDROOMS
- DRIVEWAY
- GOOD SCHOOL CATCHMENT

Rooms and Dimensions

ENTRANCE HALL

LOUNGE

16'0" x 10'5" (4.90 x 3.20)

DINER

8'6" x 8'2" (2.60 x 2.50)

KITCHEN

16'4" 10'9" (5.00 3.30)

UTILITY

9'2" x 8'2" (2.80 x 2.50)

WC

Orangery

16'4" x 9'2" (5.00 x 2.80)

LANDING

BEDROOM ONE

11'5" x 8'6" (3.50 x 2.60)

BEDROOM TWO

12'9" x 8'6" (3.90 x 2.60)

BEDROOM THREE

7'10" x 7'10" (2.40 x 2.40)

BATHROOM

7'10" x 5'6" (2.40 x 1.70)

INTEGRAL GARAGE

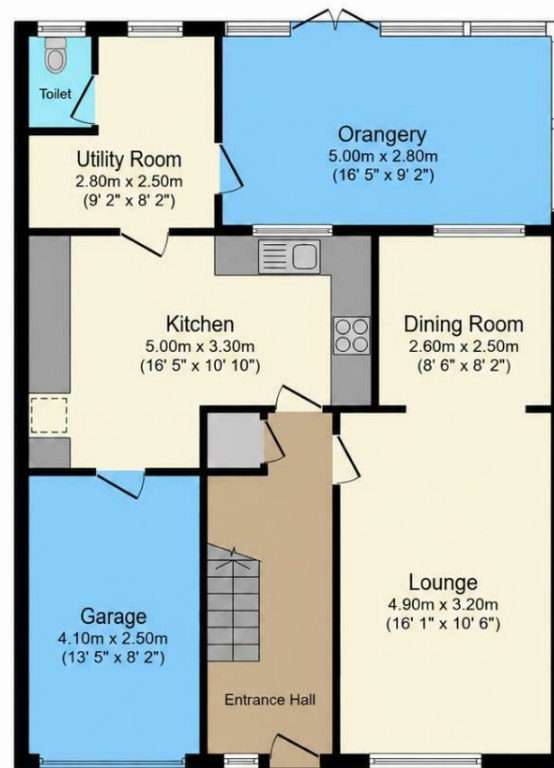
13'5" x 8'2" (4.10 x 2.50)

Identification Checks (R)

Disclosure







Ground Floor

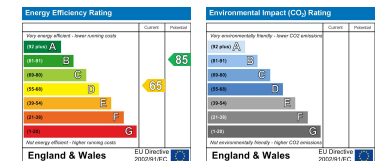


First Floor

Total floor area 118.3 sq.m. (1,274 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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