



Webbs

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**Brooklyn Road | Heath Hayes, Cannock | WS12 3HP**

**Offers In The Region Of £179,950**

 **Webbs**  
estate agents



## Summary

**\*\* IDEAL FAMILY HOME \*\* LARGE CORNER PLOT \*\* THREE BEDROOMS \*\* SPACIOUS LOUNGE \*\* BREAKFAST KITCHEN \*\* SUNROOM \*\* LARGE REAR GARDEN \*\* BRICK BUILT STORAGE SHEDS \*\* GUEST WC \*\* SHOWER ROOM \*\* POPULAR LOCATION \*\* EXCELLENT SCHOOL CATCHMENT \*\* VIEWING ESSENTIAL \*\***

WEBBS ESTATE AGENTS are pleased to offer for sale a spacious family home set on a large corner plot and situated in an excellent school catchment area. Briefly comprises: entrance porch with door to the inner hallway and guest WC, breakfast kitchen, large lounge with sliding patio door to the rear sun room. On the first floor, there are three bedrooms and a shower room. Externally, the rear garden is mainly laid to lawn with brick storage sheds, boasting easy access to local shops, and viewing is essential to avoid disappointment.

## Key Features

- SPACIOUS FAMILY HOME
- POPULAR LOCATION
- KITCHEN DINER
- THREE BEDROOMS
- EARLY VIEWING ADVISED
- GENEROUS REAR GARDEN
- GREAT SCHOOL CATCHMENT
- SPACIOUS LOUNGE & SUN ROOM
- SHOWER ROOM

## Rooms and Dimensions

### ENTRANCE PORCH

### GUEST WC

### THROUGH HALLWAY

### LOUNGE DINER

18'7" x 10'10" (5.687m x 3.316m)

### SUN ROOM

16'2" x 8'3" (4.949m x 2.526m)

### KITCHEN DINER

12'3" x 11'7" (3.743m x 3.532m)

### LANDING

### BEDROOM ONE

11'7" x 10'11" (3.547m x 3.335m)

### BEDROOM TWO

11'0" x 6'8" (3.354m x 2.047m)

### BEDROOM THREE

11'7" x 7'0" (3.544m x 2.159m)

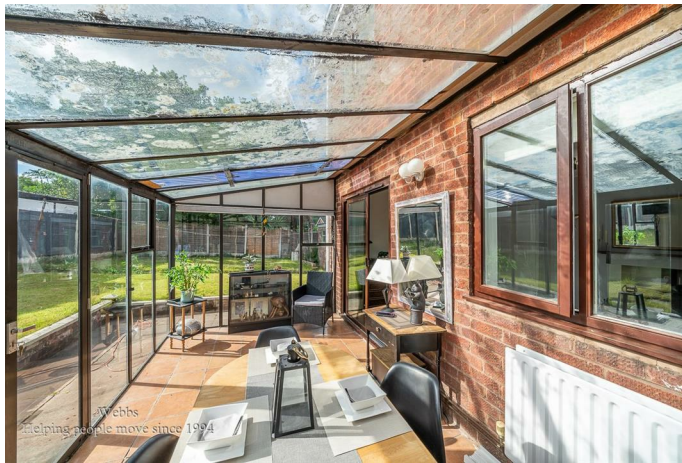
### SHOWER ROOM

### GENEROUS REAR GARDEN

### Identification Checks (R)

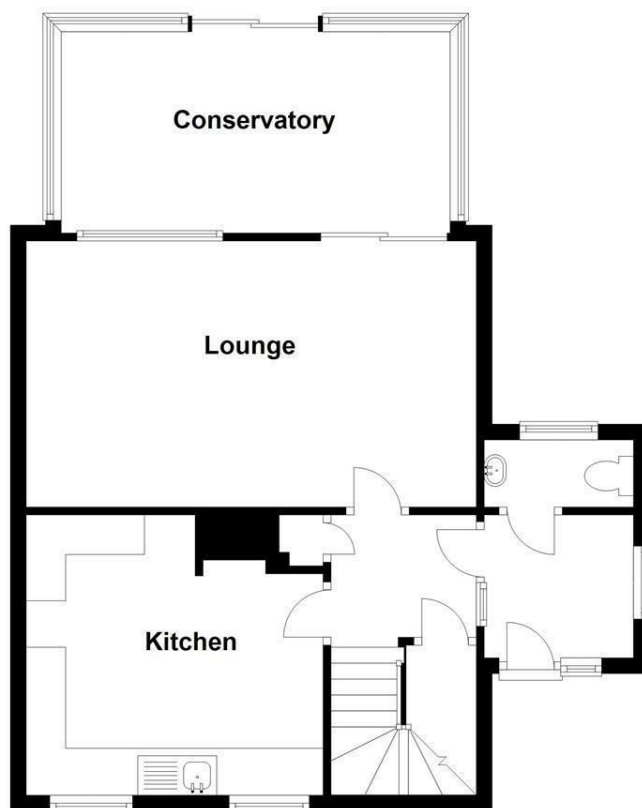




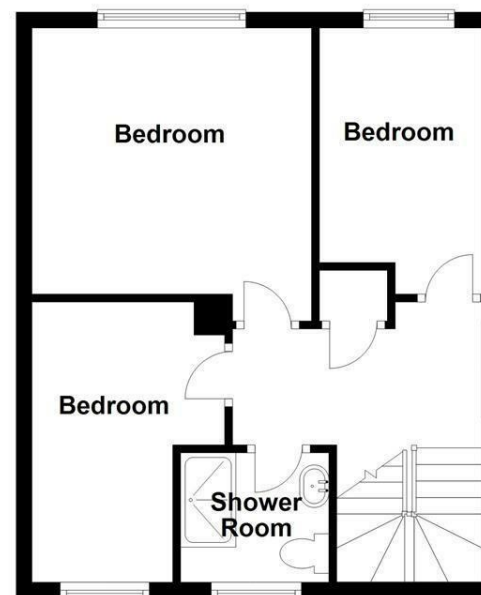




**24 Brooklyn Road**  
Approx. 58.6 sq. metres (630.3 sq. feet)

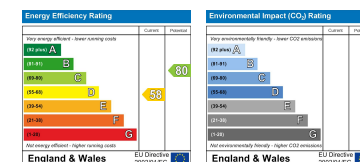


**First Floor**  
Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 98.6 sq. metres (1061.5 sq. feet)

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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