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Conway Road | Cannock | WS11 1TS

£250,000

 **Webbs**
estate agents

Summary

WELL PRESENTED SEMI DETACHED HOME – THREE BEDROOMS - INTERNAL VIEWING ESSENTIAL – MASTER BEDROOM WITH EN-SUITE – CONSERVATORY – SOUGHT AFTER LOCATION

Webbs Estate Agents are delighted to present this well-presented, modern semi-detached family home, tucked away on a private cul-de-sac within a highly sought-after residential development. Ideally positioned close to reputable local schools and a range of amenities, this property offers stylish and spacious living throughout.

The accommodation briefly comprises an entrance hallway, a comfortable lounge with media wall, and a modern spacious refitted dining kitchen—perfect for modern family living and entertaining. The addition of a bright conservatory further enhances the ground-floor space.

To the first floor, the master bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. There are two further well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a block-paved driveway providing ample off-road parking, along with beautifully landscaped rear gardens.

An internal viewing is essential to fully appreciate the quality and accommodation on offer.

Key Features

Rooms and Dimensions

HALLWAY

LOUNGE

13'9" x 12'1" (4.20m x 3.70m)

MODERN KITCHEN DINER

15'1" x 9'10" (4.60m x 3.00m)

CONSERVATORY

9'6" x 8'6" (2.90m x 2.60m)

LANDING

BEDROOM ONE

10'2" x 10'2" (3.10m x 3.10m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

9'6" x 7'6" (2.90m x 2.30m)

BEDROOM THREE

7'6" x 7'2" (2.30m x 2.20m)

FAMILY BATHROOM

ENCLOSED REAR GARDEN

SIDE DRIVEWAY





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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC