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**Stafford Road | Cannock | WS11 4AH**

**Offers Around £375,000**

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## Summary

**\*\* REDUCED FOR QUICK SALE \*\* ENVIABLE VERSATILE FAMILY HOME \*\* LARGE LOUNGE DINER \*\* WELL EQUIPPED KITCHEN \*\* UTILITY AND GUEST WC \*\* GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM \*\* FOUR BEDROOMS ON THE FIRST FLOOR \*\* FAMILY BATHROOM \*\* GALLERY LANDING \*\* IDEAL FOR TOWN CENTRE AND LOCAL AMENITIES \*\* LARGE ENCLOSED REAR GARDEN \*\* VIEWING STRONGLY ADVISED TO FULLY APPRECIATE THE SIZE OF THE PROPERTY ON OFFER \*\***

Webbs Estate Agents are pleased to bring to the market a deceptively large home with a versatility of uses due to having a ground floor bedroom with its own sitting room and guest WC, within excellent school catchments, ideal for Cannock Town Centre and Train Station but also offering excellent transport links.

In brief consisting of an entrance porch, two lounges, ground-floor bedroom with en-suite shower room, L shaped utility room, a guest WC, galley kitchen.

To the first floor there are four generous bedrooms and two bathrooms, externally the large enclosed rear garden has seating areas with mature display borders, VIEWING IS THE ONLY WAY TO FULLY APPRECIATE THE SIZE, LOCATION AND CONDITION OF THE PROPERTY ON OFFER.

Tenure : Freehold

Council Tax Band : D

## Key Features

- Large Family Home
- Ground Floor En-Suite Shower Room
- Front Reception Room
- Large Enclosed Rear Garden
- Excellent School Catchments
- Five Bedrooms
- Rear Lounge Diner
- Utility and Guest WC
- Ideal for Cannock Town Centre
- Early Viewing Advised

## Rooms and Dimensions

### Porch

### Front Lounge

12'11" x 10'9" (3.95m x 3.30m)

### Hallway

### Lounge

22'8" x 15'11" max (6.92m x 4.87m max)

### Kitchen

25'9" x 6'6" (7.87m x 1.99m)

### Utility Room

12'10" x 8'3" max (3.92m x 2.53m max)

### WC

### Bedroom

8'9" x 9'10" (2.69m x 3.01m)

### En-Suite

### Landing

### Bedroom

10'9" x 12'10" (3.3m x 3.93)

### Bathroom

5'10" x 11'3" (1.79m x 3.45m)

### Bedroom

16'5" x 11'1" max (5.02m x 3.38m max)

### Bedroom

10'6" x 11'3" (3.21m x 3.45m)

### Bedroom

9'3" x 8'3" (2.82m x 2.54m)

### Bathroom

5'2" x 5'3" (1.58m x 1.62m)

### Large Enclosed Rear Garden

### front Driveway for a Number of Vehicle's

For a Viewing or Free Valuation Please Call 01543

IDENTIFICATION CHECKS - C





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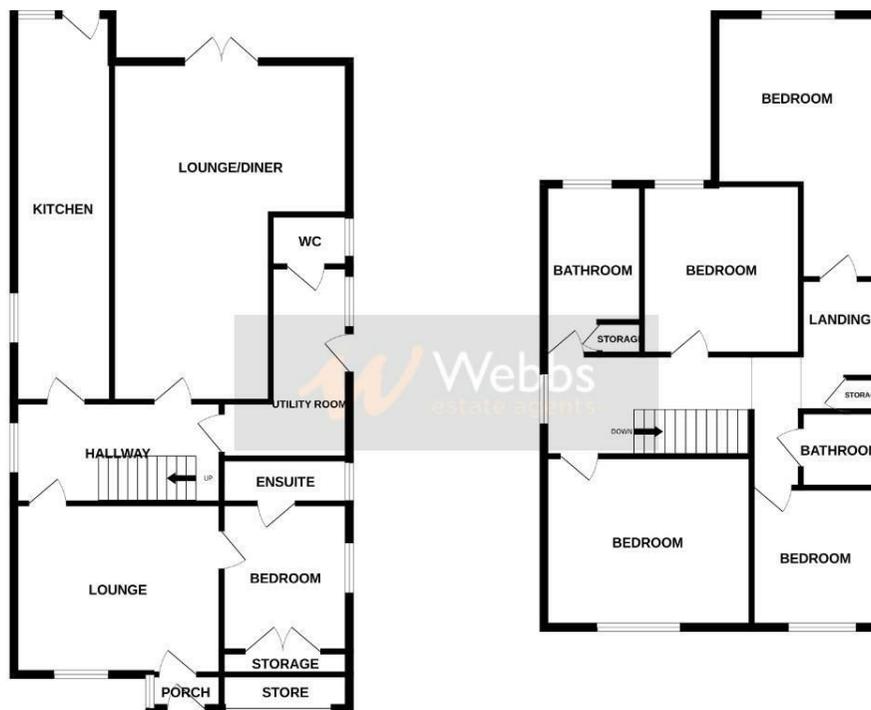
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GROUND FLOOR

1ST FLOOR



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