


## Mitcham Close | Cannock | WS12 4SG

**Offers Over £250,000**

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## Summary

Webbs Estate Agents are pleased to offer for sale this modern-style semi-detached home, ideally located with easy access to excellent schools, transport links, and a range of local shops and amenities. The property is also situated just a stone's throw from the beautiful surroundings of Cannock Chase.

In brief, the accommodation comprises an entrance hallway leading to a spacious through lounge/diner with French doors opening onto the rear garden. The kitchen has been extended, providing ample cupboard and storage space and access to both the rear garden and the tandem garage.

To the first floor, the property offers three well-proportioned bedrooms and a modern family bathroom.

Externally, the home benefits from an enclosed rear garden with a patio area, along with a front garden and driveway providing off-road parking.

Early viewing is highly recommended.

## Key Features

- SOUGHT AFTER LOCATION
- EXTENDED SEMI DETACHED HOME
- LARGE GARAGE
- LANDSCAPED ENCLOSED REAR GARDEN
- CLOSE TO LOCAL SHOPS
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- THROUGH LOUNGE DINER
- IDEAL FOR CANNOCK CHASE
- VIEWING ADVISED

## Rooms and Dimensions

**ENTRANCE**

**THROUGH LOUNGE DINER**
24'7" x 7'7" (7.51 x 2.33)

**EXTENDED KITCHEN**
16'11" x 7'0" (5.16 x 2.15)

**LARGE GARAGE**
20'6" x 7'9" (6.25 x 2.38)

**LANDING**

**BEDROOM ONE**
11'8" x 8'6" (3.56 x 2.61)

**BEDROOM TWO**
10'2" x 9'1" (3.11 x 2.78)

**BEDROOM THREE**
6'10" x 6'4" (2.09 x 1.94)

**FAMILY BATHROOM**
6'7" x 5'11" (2.01 x 1.81)

**ENCLOSED REAR GARDEN**

**FRONT GARDEN AND DRIVEWAY**

**IDENTIFICATION CHECKS - C**










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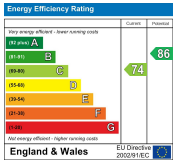
**Approximate total area**(1)

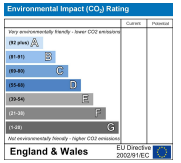
86.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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