Hollingworth Mews | Cannock | WS11 0GS

£325,000

Webbs
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Summary

** CORNER PLOT ** SPACIOUS FAMILY HOME ** FOUR GENEROUS BEDROOMS ** MODERN BREAKFAST KITCHEN ** EN-SUITE TO THE MASTER BEDROOM ** ENCLOSED REAR GARDEN ** AMPLE OFF ROAD PARKING ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** VIEWING ADVISED **
Webbs Estate Agents are delighted to offer for sale this stunning and spacious detached family home, ideally positioned on a desirable corner plot. Offering excellent access to highly regarded local schools, transport links, shops and a range of amenities, this impressive property provides modern and versatile living accommodation across three floors.
Upon entering, the property briefly comprises an entrance hallway, convenient guest WC, spacious living room and a contemporary kitchen/diner, complete with a useful utility room situated directly off the kitchen. Double doors from the dining area open onto the enclosed rear garden.
To the first floor are two bedrooms, a family bathroom and a well-appointed en-suite shower room to the principal bedroom. The second floor provides two further generous double bedrooms, completing this modern and substantial family home.
Externally, the property benefits from an enclosed rear garden with gated access leading to a detached single garage and driveway, providing ample off-road parking.

Early viewing is highly recommended to fully appreciate the generous proportions, excellent position, and desirable location this property offers.

Key Features

- SOUGHT AFTER LOCATION
- EN-SUITE TO THE MASTER
- ENCLOSED REAR GARDEN
- UTILITY AND GUEST WC
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- FOUR GENEROUS BEDROOMS
- SPACIOUS LIVING AREA
- MODERN KITCHEN DINER
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

MODERN SPACIOUS LIVING AREA
17'5" x 9'2" (5.32 x 2.80)

REFURBISHED KITCHEN
17'5" x 10'0" (5.32 x 3.07)

UTILITY ROOM
6'7" x 4'5" (2.01 x 1.35)

FIRST FLOOR LANDING

BEDROOM ONE
17'5" x 9'2" (5.32 x 2.80)

EN-SUITE SHOWER ROOM
7'4" x 4'5" (2.26 x 1.37)

BEDROOM FOUR
10'0" x 9'8" (3.07 x 2.96)

FAMILY BATHROOM
10'0" x 7'4" (3.07 x 2.26)

SECOND FLOOR LANDING

BEDROOM TWO
13'5" x 10'0" (4.11 x 3.07)

BEDROOM THREE
13'5" x 9'1" (4.11 x 2.78)

ENCLOSED REAR GARDEN

DETACHED SINGLE GARAGE AND DIRVEWAY

FRONT, SIDE AND ENCLOSED REAR GARDENS

IDENTIFICATION CHECKS - C

Draft Details

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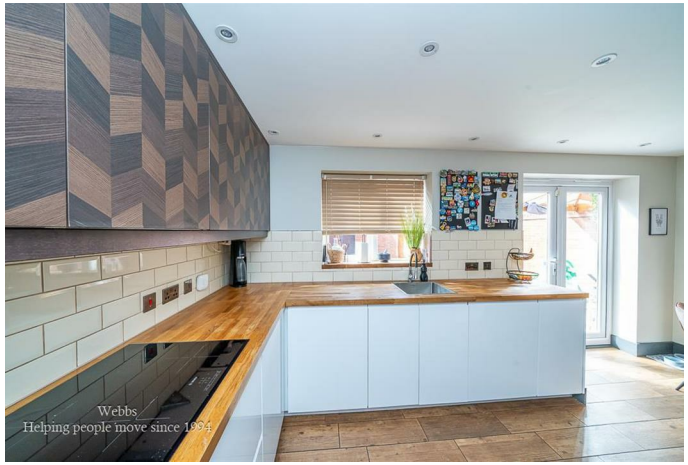
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Approximate total area(1)
124.5 m²

Reduced headroom
2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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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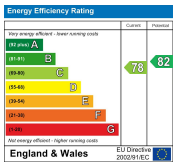

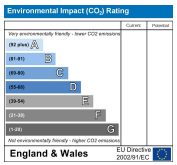

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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