



Langdale Drive | Cannock | WS11 1QW

£269,950

 **Webbs**
estate agents

Summary

**** SPACIOUS SEMI DETACHED HOME ** THREE GENEROUS BEDROOMS ** LARGE LOUNGE ** MODERN KITCHEN DINER ** LARGE ENTRANCE HALLWAY ** LOW MAINTENANCE REAR GARDEN ** CONSERVATORY ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** VIEWING ADVISED ****

Webbs Estate Agents are delighted to present this well-maintained and spacious semi-detached family home, ideally situated close to highly regarded schools, excellent transport links including the M6 and M6 Toll roads, as well as a range of local shops and amenities.

In brief, the accommodation comprises a welcoming and spacious entrance hallway leading to a generous living room with an opening into the modern kitchen diner with a patio door to the conservatory, creating an ideal space for both relaxing and entertaining.

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

Externally, the home benefits from a low-maintenance rear garden with side access to a cobbled driveway providing ample off-road parking. The integral garage can also be accessed via the hallway, offers excellent additional storage space.

EARLY VIEWING ADVISED TO APPRECIATE THE SIZE OF ACCOMMODATION ON OFFER.

Key Features

- POPULAR LOCATION
- LOW MAINTENANCE REAR GARDEN
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- SPACIOUS LOUNGE
- IDEAL FOR M6 AND M6 TOLL ROADS
- THREE GENEROUS BEDROOMS
- CONSERVATORY
- MODERN KITCHEN DINER
- GARAGE AND GOOD SIZED DRIVEWAY
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

15'10" x 8'7" (4.83m x 2.62m)

SPACIOUS LOUNGE

16'9" x 15'9" (5.121 x 4.814)

KITCHEN DINER

15'4" x 13'2" (4.688 x 4.032)

CONSERVATORY

9'8" x 8'5" (2.963 x 2.587)

LANDING

BEDROOM ONE

15'10" x 9'11" (4.849 x 3.043)

BEDROOM TWO

11'1" x 9'10" (3.402 x 3.020)

BEDROOM THREE

12'6" x 6'7" (3.814 x 2.032)

FAMILY BATHROOM

6'5" x 6'3" (1.978 x 1.906)

INTEGRAL GARAGE

15'8" x 7'9" (4.791 x 2.367)

ENCLOSED LOW MAINTENANCE REAR GARDEN

DRIVEWAY

IDENTIFICATION CHECKS - C

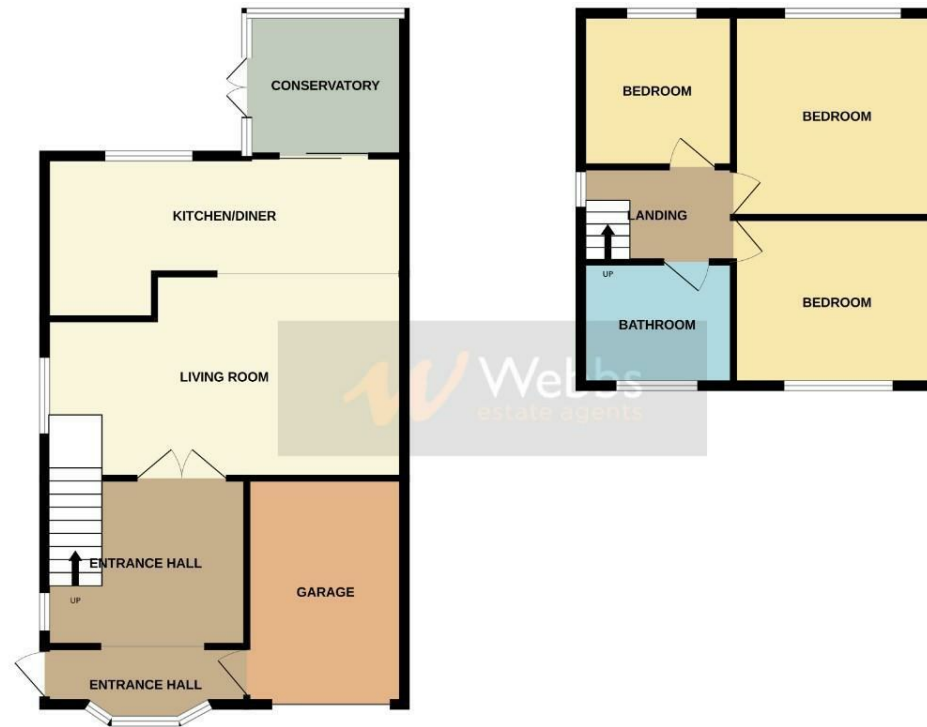
Disclosure





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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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.

| 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 |
| EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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