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**Langtree Close | Cannock | WS12 3TT**  
**Offers In The Region Of £285,000**

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## Summary

**\*\* STUNNING, SHOW HOME STANDARD \*\*** **\*\* ORIGINALLY A 3 BED \*\*** **\*\* REFITTED SHOWER ROOM \*\*** **\*\* MODERN KITCHEN DINER \*\*** **\*\* LARGE CONSERVATORY \*\*** **\*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\*** **\*\* LANDSCAPED REAR GARDEN \*\*** **\*\* UTILITY AND GUEST WC \*\*** **\*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a simply STUNNING home, offering excellent school catchments, ideal for local shops, amenities and major transport links.

In brief, consisting of an entrance, spacious and inviting lounge, modern refitted breakfast kitchen, large conservatory overlooking the landscaped rear garden, two utility areas and a guest WC.

To the first floor, there are two generous double bedrooms, the property was originally a three-bedroom home and could be easily returned back, a recently refitted shower room completes the first floor.

Externally, the rear garden is beautifully landscaped and has a patio seating area, and ample off-road parking is provided by a block paved driveway.

EARLY VIEWING ADVISED

## Key Features

- STUNNING, SHOW HOME STANDARD THROUGHOUT
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- REFITTED SHOWER ROOM
- UTILITY AND GUEST WC
- TWO BEDROOMS ( WAS FORMERLY A THREE BEDROOM HOME)
- LANDSCAPED REAR GARDEN
- STUNNING MODERN KITCHEN DINER
- LARGE CONSERVATORY
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE

### SPACIOUS LOUNGE

14'4" x 11'6" (4.386 x 3.518)

### MODERN REFITTED BREAKFAST KITCHEN

14'6" x 8'10" (4.432 x 2.705)

### LARGE CONSERVATORY

14'1" x 12'9" (4.309 x 3.898)

### UTILITY

9'4" x 6'8" (2.853 x 2.044)

### GUEST WC

### SECOND UTILITY

7'2" x 5'9" (2.193 x 1.754)

### STORAGE ROOM ( PART OF THE GARAGE CONVERSION)

8'6" x 8'6" (2.598 x 2.598)

### LANDING

### BEDROOM ONE

12'6" to wardrob front x 9'3" (3.817 to wardrob front x 2.820)

### BEDROOM TWO ( originally bedroom 2 and 3)

14'7" x 6'9" (4.467 x 2.073)

### REFITTED SHOWER ROOM

6'5" x 5'11" (1.971 x 1.813)

### LANDSCAPED REAR GARDEN

### BLOCK PAVED DRIVEWAY

### IDENTIFICATION CHECKS - C

### Premium Conveyancing (B)





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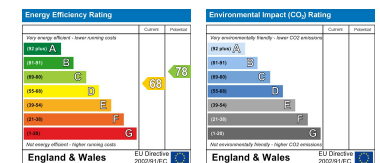


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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