



Webbs
Helping people move since 1994

Boydon Close | Cannock | WS11 1TH
Offers In The Region Of £425,000



Summary

****WEBBS ESTATE AGENTS**** Being sold with NO ONWARD CHAIN, we are delighted to present this detached family home, occupying a sought-after position in the ever-popular area of Shoal Hill. Ideally situated within easy reach of highly regarded schools, excellent transport links, local shops, and everyday amenities, the property also enjoys direct access to the beautiful open spaces of Shoal Hill Common, making it an ideal choice for families and those who enjoy the outdoors. Well maintained throughout, the accommodation briefly comprises of an entrance porch and hallway with a guest WC, a spacious and light-filled living room flowing seamlessly into the dining room. The large breakfast kitchen with utility area offers ample storage and workspace, together with an external door providing access to the impressive tandem garage, which offers access to the rear garden.

To the first floor, the property continues to impress with three generous double bedrooms. The principal bedroom is complemented by an en-suite shower room and has a range of fitted wardrobes, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the property enjoys attractive front and rear gardens, a generous driveway providing ample off-road parking, and a substantial tandem garage. The generous corner plot provides excellent opportunities to extend the property, subject to the appropriate planning permissions. Homes in this highly desirable location are rarely available for long, and early viewing is strongly recommended to fully appreciate the quality, space, and lifestyle this superb family home has to offer.

Key Features

- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- CLOSE TO SHOAL HILL COMMON
- LARGE LOUNGE
- NO ONWARD CHAIN
- THREE GENEROUS DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- LARGE BREAKFAST KITCHEN WITH UTILITY AREA
- DOUBLE TANDEM GARGE
- CORNER PLOT WITH VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

GUEST WC

SPACIOUS LOUNGE

13'2" x 15'6" (4.03 x 4.73)

DINING ROOM

10'5" x 9'9" (3.20 x 2.98)

LARGE BREAKFAST KITCHEN WITH UTILITY AREA

10'9" x 18'4" (3.30 x 5.61)

TANDEM DOUBLE GARAGE

8'2" x 37'0" (2.49 x 11.28)

LANDING

BEDROOM ONE

13'6" x 11'7" (4.12 x 3.55)

EN-SUITE SHOWER ROOM

11'9" x 5'10" (3.585 x 1.795)

BEDROOM TWO

10'7" x 11'10" (3.24 x 3.63)

BEDROOM THREE

10'9" x 8'1" (3.30 x 2.48)

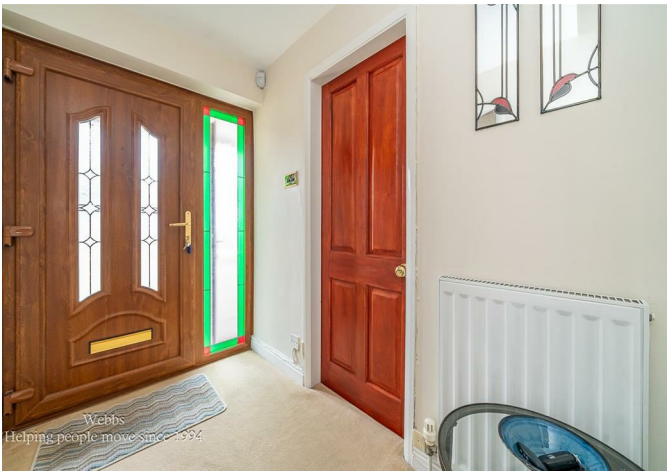
FAMILY BATHROOM

5'0" x 8'11" (1.53 x 2.74)

ENCLOSED REAR GARDEN

FRONT GARDEN AND DRIVEWAY

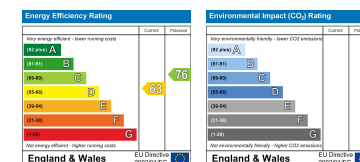
IDENTIFICATION CHECKS - C







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.



153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

Webbs
estate agents