



Clarion Way | Cannock | WS11 4NN

Offers In Excess Of £210,000



## Summary

**\*\*CASH BUYERS ONLY\*\*** **\*\* MOTIVATED SELLER \*\*** **\*\* NO CHAIN \*\*** **\*\* INDIVIDUALLY DESIGNED DETACHED HOME ONLY 3 YEARS OLD \*\*** **\*\* TWO DOUBLE BEDROOMS \*\*** **\*\* STUNNING KITCHEN DINER \*\*** **\*\* HIGH STANDARD OF FINISH \*\*** **\*\* CLOSE TO CANNOCK CHASE \*\*** **\*\* EASY ACCESS TO LOCAL SHOPS AND AMENITIES \*\*** **\*\* MAJOR TRANSPORT LINKS \*\***

Webbs Estate Agents are pleased to offer this individually designed modern detached home for sale, offering easy access to Cannock Chase, local schools, shops, and local amenities.

In brief consisting of an entrance porch, entrance hallway, spacious lounge, and guest WC, the stunning modern kitchen diner has an integrated oven, hob, extractor hood, fridge freezer, microwave, and washing machine.

On the first floor there are two generous-sized double bedrooms and a modern shower room, externally the well-manicured landscaped rear garden and a driveway at the side provides ample off-road parking, **EARLY VIEWING WILL BE ADVISED TO APPRECIATE THE PROPERTY ON OFFER FULLY.**

## Key Features

- DETACHED INDIVIDUALLY DESIGNED HOME ONLY 3 YEARS OLD
- TWO DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- SPACIOUS LOUNGE
- ENTRANCE PORCH
- NO CHAIN - MOTIVATED SELLER
- EXCELLENT SCHOOL CATCHMENTS
- STUNNING KITCHEN DINER
- LANDSCAPED REAR GARDEN
- CLOSE TO CANNOCK CHASE

## Rooms and Dimensions

### CASH BUYERS ONLY

### ENRANCE HALLWAY

### GUEST WC

### SPACIOUS LOUNGE

15'1" x 8'3" (4.611 x 2.524)

### STUNNING KITCHEN DINER

14'11" x 9'2" (4.547 x 2.805)

### BEDROOM ONE

14'6" x 12'6" (4.442 x 3.821)

### BEDROOM TWO

11'1" x 7'9" (3.391 x 2.387)

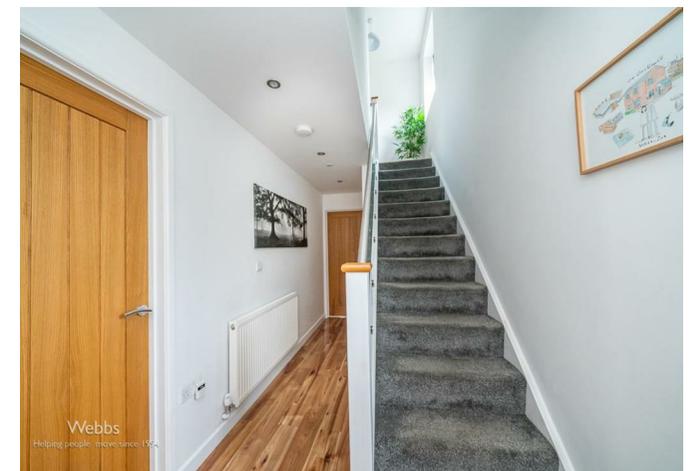
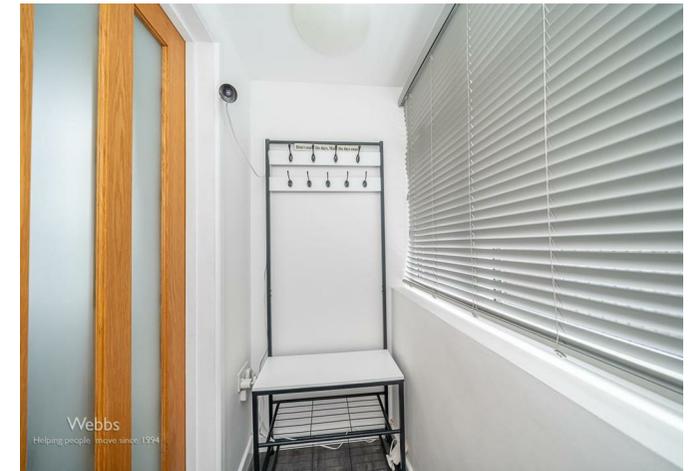
### MODERN SHOWER ROOM

7'8" x 5'10" (2.359 x 1.796)

### LANDSCAPED ENCLOSED REAR GARDEN

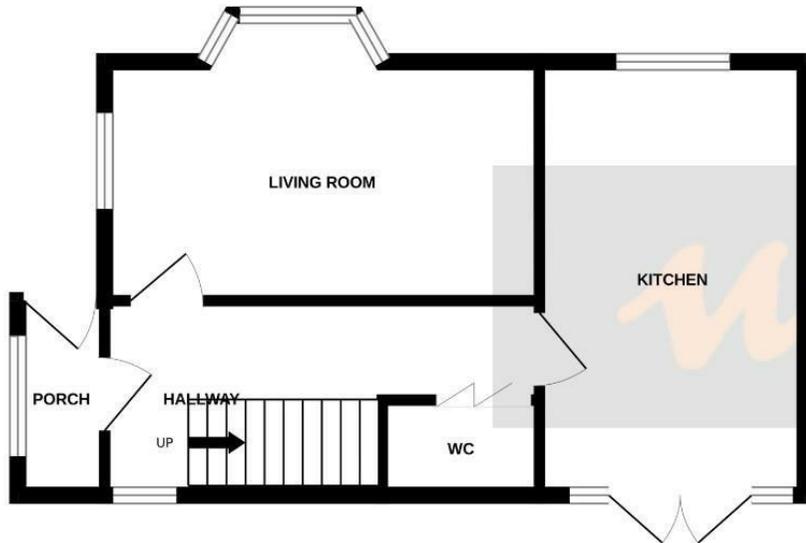
### DRIVEWAY AND FRONT GARDEN

### Identification checks - C

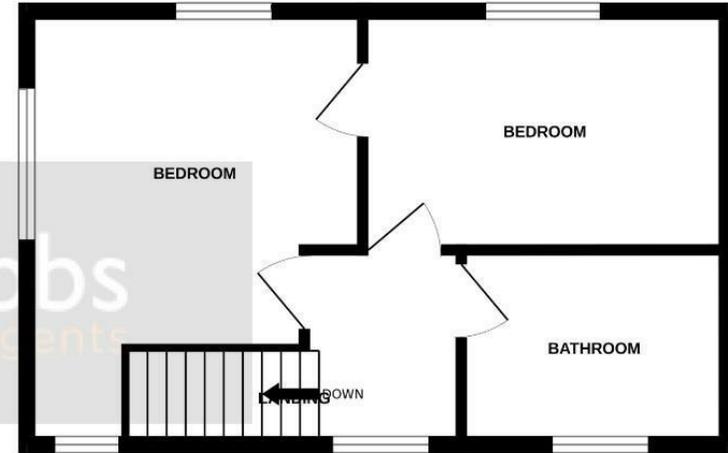




GROUND FLOOR



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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