



Webbs

Helping people move since 1994

Orchard Avenue | Cannock | WS11 1JD
£259,950

W Webbs
estate agents

Summary

** HIGHLY DESIRABLE SHOAL HILL LOCATION ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** IDEAL FOR SHOAL HILL COMMON ** GARAGE AND DRIVEWAY ** VIEWING ADVISED ** CHAIN FREE **

An excellent opportunity to acquire this three-bedroom semi-detached home, offering fantastic potential for modernisation and personalisation, ideally situated on a sought-after residential development in the popular Shoal Hill area of Cannock. Conveniently located close to St Luke's School, local amenities, and the beautiful Cannock Chase and Shoal Hill Common, this property is perfectly positioned for families and outdoor enthusiasts alike.

The home benefits from gas central heating, predominantly double glazing, and a generous driveway. The accommodation briefly comprises of an entrance hall, kitchen, dining room and living room to the ground floor, with three well-proportioned bedrooms and a family bathroom to the first floor. Externally, there is a front garden, a driveway leading to the garage, and an enclosed rear garden offering excellent outdoor space.

Offered for sale with no upward chain, this property presents an ideal purchase for buyers looking to create their perfect home.

Key Features

- DESIRABLE LOCATION
- LARGE DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS
- CHAIN FREE
- THREE BEDROOMS
- CLOSE TO SHOAL HILL COMMON
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- VIEWING VIA AGENT

Rooms and Dimensions

ENTRANCE

SPACIOUS LOUNGE

16'4" x 10'9" (5.00 x 3.28)

DINING ROOM

9'1" x 7'1" (2.78 x 2.17)

KITCHEN

9'1" x 6'11" (2.77 x 2.13)

LANDING

BEDROOM ONE

12'4" x 9'5" (3.78 x 2.88)

BEDROOM TWO

9'4" x 9'3" (2.86 x 2.83)

BEDROOM THREE

9'1" x 6'7" (2.78 x 2.01)

BATHROOM

SINGLE GARAGE

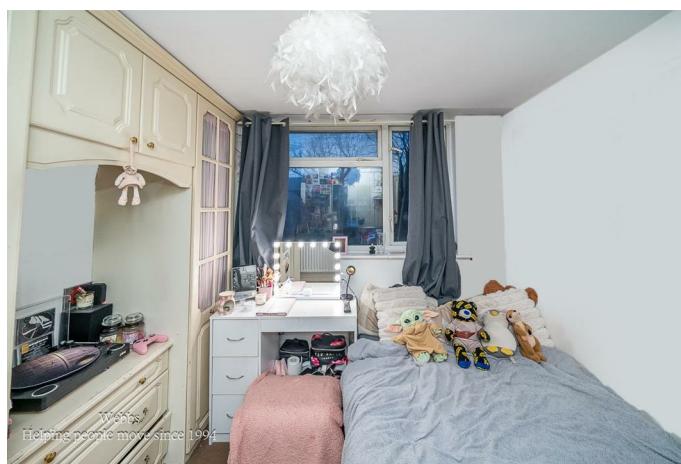
ENCLOSED REAR GARDEN

FRONT GARDEN AND DRIVEWAY

Agents Note

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.
Made with Metrox 4.2.0.23

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.

