



Matlock Drive | Cannock | WS11 6EN  
Auction Guide £120,000





## Summary

**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\*\*\* NO UPWARD CHAIN \*\* REAR DRIVEWAY & GARAGE \*\* FABULOUS OPPORTUNITY \*\* SPACIOUS SEMI DETACHED FAMILY HOME \*\* IN NEED OF MODERNISATION \*\* THREE GOOD SIZED BEDROOMS \*\* KITCHEN/DINER \*\* GOOD SIZED LOUNGE \*\* NEWLY FITTED BATHROOM \*\* NEWLY FITTED BOILER \*\* NEW ELECTRICS \*\* FULLY ENCLOSED REAR GARDEN \*\***

WEBBS ESTATE AGENTS have the pleasure of offering this spectacular opportunity to purchase a spacious semi-detached family home . The property briefly comprises of a porch, kitchen/diner: spacious lounge, three good-sized bedrooms, and a newly fitted bathroom. Externally there is a private driveway, a good-sized garage, and a fully enclosed private rear garden. The property is bursting with potential and is competitively priced to reflect the work. The property has already undergone some updating this includes electrics, a new boiler and a newly fitted bathroom

## Key Features

- OUTSTANDING POTENTIAL
- KITCHEN/DINER
- PARKING
- CLOSER TO ALL LOCAL AMENITIES
- THREE BED SEMI
- GOOD SIZED LOUNGE
- GARAGE
- SOLD BY MODERN METHOD OD AUCTION

## Rooms and Dimensions

### ENTRANCE PORCH

### KITCHEDN/DINER

17'1" x 8'5" (5.22 x 2.57)

### LOUNGE

17'1" x 10'8" (5.23 x 3.26)

### FIRST FLOOR LANDING

### BEDROOM ONE

10'7" x 10'8" (3.24 x 3.26)

### BEDROOM TWO

10'11" x 10'7" (3.33 x 3.25)

### BEDROOM THREE

7'10" x 7'9" (2.41 x 2.37)

### FAMILY BATHROOM

### EXTERNALLY

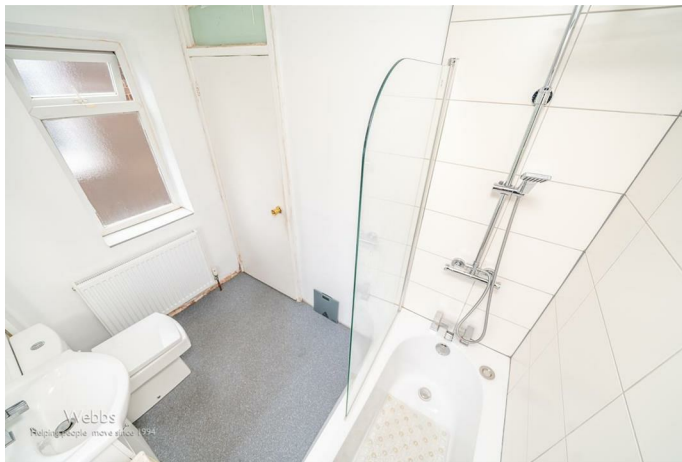
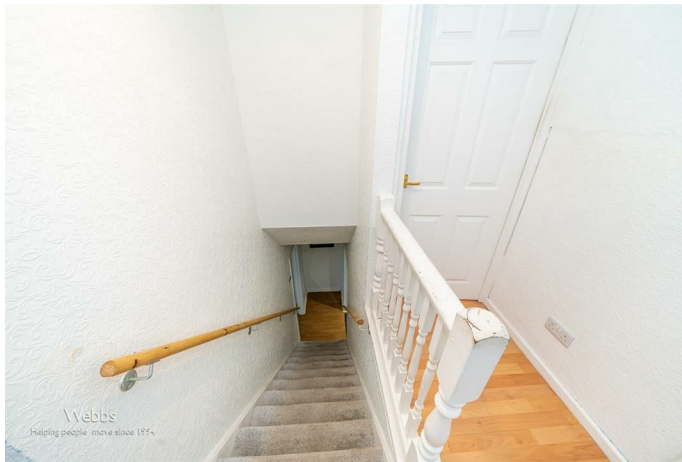
### FULLY ENCLOSED REAR GARDEN

### AMPLE OFF ROAD PARKING

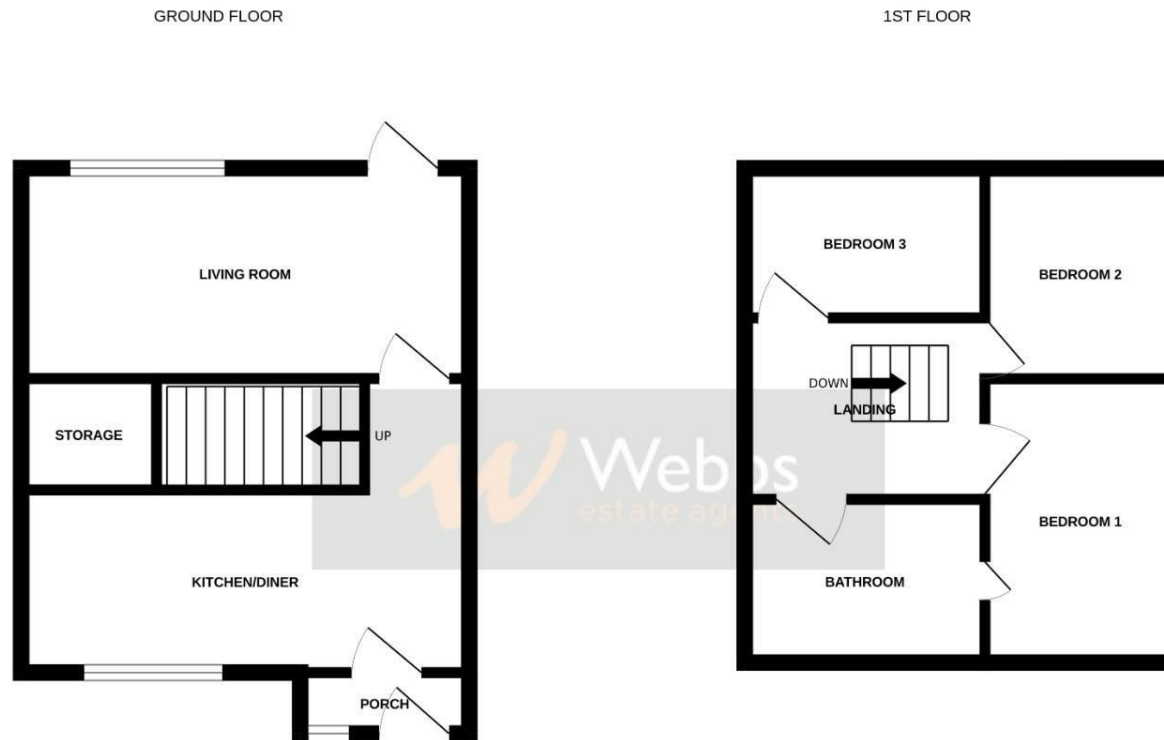
### GARAGE

### Agents Notes









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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