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**Langholm Drive | Cannock | WS12 2TP**  
**Offers Invited £245,000**

 **Webbs**  
estate agents

# Summary

**\*\* WOW \*\* THREE BED SEMI DETACHED \*\* UTILITY ROOM \*\* GUEST W.C \*\* CONSERVATORY \*\* GARAGE \*\* DRIVE \*\* PRIVATE GARDEN \*\* CLOSE TO GOOD SCHOOLS & AMENITIES \*\***

WEBBS ESTATE AGENTS welcome to market this delightful three bed semi detached in the desirable area of Langholm Drive, Cannock. This beautifully presented three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a spacious lounge that flows seamlessly into a dining room, creating an inviting space for family gatherings and entertaining guests. The property also boasts a delightful conservatory, ideal for enjoying the garden views throughout the seasons. The well-appointed kitchen includes a utility room, providing additional storage and functionality, while a guest W.C adds to the practicality of the ground floor. Ascending to the first floor, you will find three generous bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is thoughtfully designed to cater to the needs of a busy household. Externally, the property features a private rear garden, perfect for outdoor activities or simply unwinding in a tranquil setting. A garage and private drive provide convenient off-road parking, ensuring ease of access.

This home is situated in an excellent location, within walking distance to local schools and shops, making it ideal for families. Additionally, the proximity to Cannock Chase offers a wonderful opportunity for outdoor pursuits, from walking to cycling in the stunning natural surroundings.

In summary, this semi-detached house on Langholm Drive is a fantastic opportunity for those seeking a well-presented family home in a vibrant community. With its spacious interiors, private garden, and convenient location, it is sure to appeal to a wide range of buyers.

## Key Features

- THREE GENEROUS BEDROOMS
- CONSERVATORY
- SPACIOUS LOUNGE
- GARAGE & PARKING
- SEMI DETACHED
- UTILITY ROOM & GUEST W.C
- DINING ROOM
- QUIET LOCATION

## Rooms and Dimensions

**ENTRANCE HALLWAY**  
5'0" x 4'8" (1.53 x 1.43 )

**LOUNGE**  
12'4" x 14'8" (3.76 x 4.48)

**DINING ROOM**

**CONSERVATORY**  
7'8" x 9'4" (2.34 x 2.87)

**UTILITY ROOM**  
7'4" x 9'2" (2.24 x 2.81)

**GUEST W.C**

**MASTER BEDROOM**  
9'4" x 11'10" (2.87 x 3.62)

**BEDROOM TWO**  
8'9" x 9'5" (2.67 x 2.89)

**BEDROOM THREE**  
5'9" x 8'11" (1.77 x 2.72)

**FAMILY BATHROOM**  
6'3" x 5'4" (1.93 x 1.64)

**EXTERNALLY**

**GARAGE**  
7'9" x 13'10" (2.38 x 4.22)

**PRIVATE GARDEN**

**PRIVATE DRIVE**

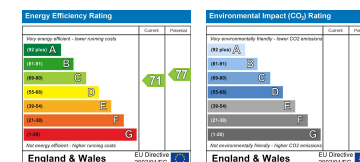
**IDENTIFICATION CHECKS - C**







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.



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