Orchard Avenue | Cannock | WS11 1JD

Offers Invited £250,000

Webbs
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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 ** IN NEED OF MODERNISATION **

An excellent opportunity to acquire this three-bedroom semi-detached home, ideally situated on a sought-after residential development in the popular Shoal Hill area of Cannock with great potential. 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, with a new boiler fitted in August 2024. The property is fully double-glazed, having a new front window fitted last year; plus there is a very 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. The property also benefits from a new garage roof, fitted this year. 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
- GREAT POTENTIAL

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

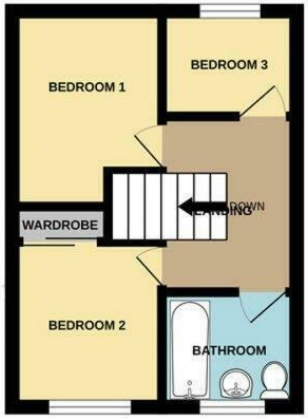
FRONT GARDEN AND DRIVEWAY

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.
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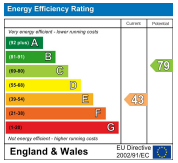

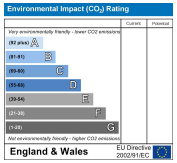

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