Rowan Road | Cannock | WS11 1JJ

Offers Over £280,000

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Summary

** HIGHLY DESIRABLE SHOAL HILL LOCATION ** THREE BEDROOMS ** EXTENDED KITCHEN ** UTILITY / WC *** ORANGERY *** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** IDEAL FOR SHOAL HILL
COMMON ** GARAGE AND DRIVEWAY ** VIEWING ADVISED **

An excellent opportunity to acquire this three-bedroom extended semi-detached home, 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 accessible at the end of the road, this property is perfectly positioned for families and outdoor enthusiasts alike.

The accommodation briefly comprises of an entrance hall, kitchen, lounge / diner, utility WC, orangery and three well-proportioned bedrooms and a family bathroom to the first floor. The property also benefits from an integral garage. Externally, there is a driveway for multiple vehicles and an enclosed rear garden offering excellent outdoor space. Early viewing is recommended.

Key Features

- SOUGHT AFTER AREA OF SHOAL HILL
- UTILITY / WC
- LOUNGE / DINER
- INTEGRAL GARAGE
- ENCLOSED GARDEN
- EXTENDED KITCHEN
- ORANGERY
- THREE BEDROOMS
- DRIVEWAY
- GOOD SCHOOL CATCHMENT

Rooms and Dimensions

ENTRANCE HALL

LOUNGE
16'0" x 10'5" (4.90 x 3.20)

DINER
8'6" x 8'2" (2.60 x 2.50)

KITCHEN
16'4" 10'9" (5.00 3.30)

UTILITY
9'2" x 8'2" (2.80 x 2.50)

WC

Orangery
16'4" x 9'2" (5.00 x 2.80)

LANDING

BEDROOM ONE
11'5" x 8'6" (3.50 x 2.60)

BEDROOM TWO
12'9" x 8'6" (3.90 x 2.60)

BEDROOM THREE
7'10" x 7'10" (2.40 x 2.40)

BATHROOM
7'10" x 5'6" (2.40 x 1.70)

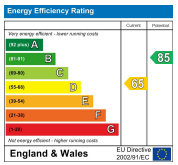
INTEGRAL GARAGE
13'5" x 8'2" (4.10 x 2.50)

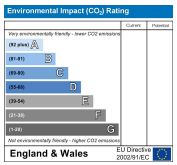
Identification Checks (R)

Disclosure

Total floor area 118.3 sq.m. (1,274 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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