



**Whitby Way | Cannock | WS11 1NT**  
Offers In The Region Of £235,000

**W** Webbs  
estate agents

## Summary

POPULAR LOCATION • THREE BEDROOMS • LARGE DRIVEWAY • SPACIOUS LOUNGE • KITCHEN/DINER • SNUG • ENCLOSED REAR GARDEN • EXCELLENT SCHOOLS & TRANSPORT LINKS • VIEWING ADVISED

Webbs Estate Agents are delighted to present this spacious semi-detached home, ideally situated in a sought-after area with access to excellent schools, transport links, local shops, and amenities.

The accommodation briefly comprises of an entrance hallway, a generous lounge with double doors leading through to the kitchen/diner, and a useful utility area that opens into a cosy snug/playroom.

To the first floor, you will find three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from an enclosed rear garden featuring both patio and decked seating areas. A gravel driveway to the front provides ample off-road parking.

EARLY VIEWING IS HIGHLY RECOMMENDED.

## Key Features

- POPULAR LOCATION
- SPACIOUS LOUNGE
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- LARGE GRAVEL DRIVEWAY
- SNUG/PLAYROOM
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- KITCHEN DINER
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE

15'0" x 10'8" (4.574 x 3.254)

### KITCHEN DINER

18'11" x 10'8" (5.776 x 3.271)

### UTILITY AREA

13'3" x 6'6" (4.052 x 1.995)

### SNUG/PLAYROOM/POTENTIAL BEDROOM FOUR

10'7" x 9'0" (3.247 x 2.745)

### LANDING

### BEDROOM ONE

12'9" x 11'1" (3.900 x 3.401)

### BEDROOM TWO

11'1" x 10'1" (3.396 x 3.085)

### BEDROOM THREE

7'11" x 7'10" (2.429 x 2.395)

### BATHROOM

### SEPERATE WC

### ENCLOSED REAR GARDEN

### LARGE GRAVEL DRIVEWAY

### IDENTIFICATION CHECKS - C

### PREMIUM CONVEYANCING (C)





**GET READY FOR A SPEEDIER,  
SMOOTHER AND MORE SUCCESSFUL  
TRANSACTION WITH THIS PREMIUM  
CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

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in partnership with **laptop property**

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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