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Holly Street | Cannock | WS11 5RU

£285,000

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estate agents

Summary

**** EXTENDED AND IMPROVED FAMILY HOME ** THREE BEDROOMS ** STUNNING OPEN PLAN LOUNGE DINER ** MODERN REFITTED KITCHEN ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** LANDSCAPED REAR GARDEN ** BAR AND GARDEN OFFICE ** IDEAL FOR CANNOCK CHASE ****

Webbs Estate Agents are delighted to present this spacious and beautifully extended family home, ideally situated close to highly regarded schools, excellent transport links, Cannock Chase, and a range of local shops and amenities.

The accommodation briefly comprises an inviting entrance hallway leading to a stunning open-plan lounge and dining area, featuring bi-fold doors that open onto the patio and landscaped rear garden, creating the perfect space for modern family living and entertaining. The property also benefits from a stylish refitted kitchen and a practical utility room completing the ground floor. To the first floor are three well-proportioned bedrooms and a modern refitted family bathroom.

Externally, the property boasts a beautifully landscaped rear garden, complete with a garden bar and separate garden office, offering versatile outdoor living and workspace options. The garage space has been reduced due to the addition of the utility room and is now suitable for storage rather than vehicle parking. EARLY VIEWING STRONGLY ADVISED

Key Features

- STUNNING EXTENDED HOME
- LANDSCAPED REAR GARDEN
- CLOSE TO CANNOCK CHASE
- OPEN PLAN LOUNGE DINER
- AMPLE OFF ROAD PARKING
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- MODERN REFITTED KITCHEN
- GARDEN BAR AND OFFICE
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

7'7" x 5'10" (2.33 x 1.79)

LARGE OPEN PLAN LOUNGE DINER

19'1" x 15'2" (5.84 x 4.64)

REFITTED MODERN KITCHEN

16'3" x 7'3" (4.97 x 2.22)

UTILITY ROOM

6'9" x 7'1" (2.08 x 2.17)

LANDING

BEDROOM ONE

15'3" x 10'6" (4.65 x 3.21)

BEDROOM TWO

10'0" x 8'3" (3.07 x 2.54)

BEDROOM THREE

10'1" x 6'7" (3.08 x 2.01)

REFITTED FAMILY BATHROOM

6'0" x 5'4" (1.83 x 1.63)

LANDSCAPED REAR GARDEN

GARDEN BAR

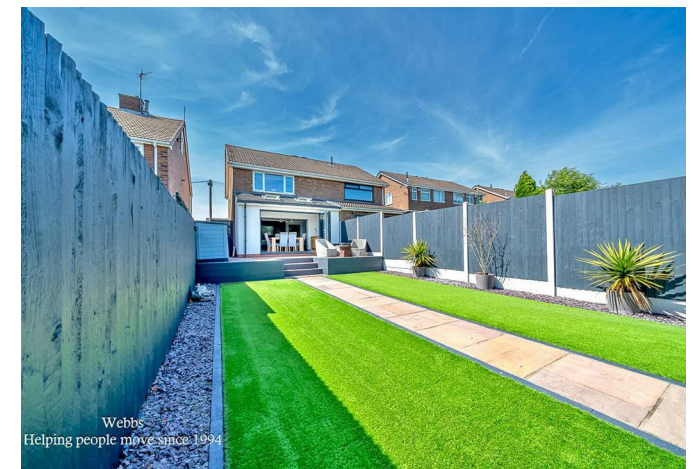
11'1" x 7'9" (3.38 x 2.37)

GARDEN OFFICE

7'1" x 5'11" (2.17 x 1.81)

REDUCED SIZED GARAGE

BLOCK PAVED FRONT DRIVEWAY





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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Best	Current	Worst	Best	Current	Worst
100.00	70.00	0.00	0.00	0.00	0.00
95.00	65.00	5.00	10.00	10.00	10.00
90.00	60.00	10.00	20.00	20.00	20.00
85.00	55.00	15.00	30.00	30.00	30.00
80.00	50.00	20.00	40.00	40.00	40.00
75.00	45.00	25.00	50.00	50.00	50.00
70.00	40.00	30.00	60.00	60.00	60.00
65.00	35.00	35.00	70.00	70.00	70.00
60.00	30.00	40.00	80.00	80.00	80.00
55.00	25.00	45.00	90.00	90.00	90.00
50.00	20.00	50.00	100.00	100.00	100.00
45.00	15.00	55.00	110.00	110.00	110.00
40.00	10.00	60.00	120.00	120.00	120.00
35.00	5.00	65.00	130.00	130.00	130.00
30.00	0.00	70.00	140.00	140.00	140.00
25.00		75.00	150.00	150.00	150.00
20.00		80.00	160.00	160.00	160.00
15.00		85.00	170.00	170.00	170.00
10.00		90.00	180.00	180.00	180.00
5.00		95.00	190.00	190.00	190.00
0.00		100.00	200.00	200.00	200.00

England & Wales EU Directive 2002/91/EC