



AV15015
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Stoney Lea Road | Cannock | WS11 6LE

Offers Invited £280,000



Summary

WEEBS ESTATE AGENTS are delighted to welcome the perfect family home in the charming cul-de-sac of Stoney Lea Road, Cannock, this fabulous link-detached family home is a true gem. Having been a much-loved residence for generations, this property offers a warm and inviting atmosphere, perfect for family living.

Upon entering, you are greeted by a welcoming entrance porch that leads into a good-sized lounge, ideal for relaxation and family gatherings. The dining room flows seamlessly into a delightful conservatory, providing a bright and airy space to enjoy meals or simply unwind while overlooking the beautiful private garden. The kitchen is well-appointed, catering to all your culinary needs, while a convenient side entry includes a guest W.C., adding to the practicality of the home.

The first floor boasts three generous bedrooms, each offering ample space for comfort and personalisation. A well-maintained shower room and a separate W.C. ensure that family life runs smoothly.

Outside, the property features a stunning private garden, perfect for outdoor entertaining or simply enjoying the tranquility of your surroundings. The private drive accommodates two to three cars, providing ease of access and parking.

While the home would benefit from some updating, which is reflected in the price, it has been meticulously cared for over the years, ensuring that it remains a solid and inviting choice for prospective buyers. Its location is particularly appealing, being within walking distance to Cannock Town, where you can enjoy a variety of shops, restaurants, and local amenities.

This property is not just a house; it is a home filled with memories and potential for new ones. Don't miss the opportunity to make it your own.

Key Features

- FABULOUS LINK DETACHED FAMILY HOME
- GOOD SIZED LOUNGE
- GOOD SIZED KITCHEN
- THREE GENEROUS BEDROOMS
- PRIVATE DRIVE
- MUCH LOVED FAMILY HOME
- DINING ROOMS LEADS TO A CONSERVATORY
- CONSERVATORY
- BEAUTIFUL PRIVATE GARDEN
- PEACEFUL CUL-DE-SAC LOCATION

Rooms and Dimensions

ENTRANCE PORCH

LOUNGE

14'1" x 11'8" (4.31m x 3.58m)

DINING ROOM

13'8" x 9'11" (4.19m x 3.03m)

CONSERVATORY

9'5" x 7'5" (2.89m x 2.28m)

KITCHEN

13'9" x 8'4" (4.20m x 2.56m)

SIDE ENTRY

GUEST W.C

FIRST FLOOR LANDING

MASTER BEDROOM

11'9" x 9'10" (3.59m x 3.01m)

BEDROOM TWO

11'9" x 10'11" (3.60m x 3.34m)

BEDROOM THREE

8'8" x 7'5" (2.65m x 2.27m)

SHOWER ROOM

SEPARATE TOILET

EXTERNALLY

PRIVATE REAR GARDEN

PRIVATE DRIVE

GARAGE

17'3" x 7'11" (5.27m x 2.42m)

IDENTIFICATION CHECKS - C





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
105.00	105.00	105.00	105.00
105.40	105.40	105.40	105.40
105.80	105.80	105.80	105.80
106.20	106.20	106.20	106.20
106.60	106.60	106.60	106.60
107.00	107.00	107.00	107.00
107.40	107.40	107.40	107.40
107.80	107.80	107.80	107.80
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