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Gainsbrook Crescent | Cannock | WS11 9TN
Offers In The Region Of £270,000

 **Webbs**
estate agents

Summary

**** SOUGHT AFTER LOCATION ** THREE BEDROOMS ** LARGE LOUNGE ** MODERN KITCHEN AND BATHROOM ** CONSERVATORY ** ENCLOSED REAR GARDEN ** UTILITY ROOM ** GROUND FLOOR BEDROOM OR OFFICE ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** VIEWING ADVISED ****

Webbs Estate Agents are delighted to offer for sale this spacious and versatile family home, situated in a sought-after location, ideally positioned for access to excellent local schools, transport links, shops and a range of everyday amenities. The property offers well-proportioned and flexible living accommodation throughout. In brief, the ground floor comprises an entrance porch and welcoming hallway, modern-style kitchen, a generous lounge/diner with access to a spacious conservatory, utility room and a versatile additional room, currently used as a bedroom but equally suited to use as a home office, playroom or hobby room.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from an enclosed, low-maintenance rear garden, ideal for families and outdoor entertaining. To the front, a driveway provides ample off-road parking. The converted

Key Features

- EXTENDED SEMI DETACHED HOME
- LARGE CONSERVATORY
- ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE DINER
- UTILITY ROOM
- THREE/FOUR BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- MODERN KITCHEN AND BATHROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

MODERN KITCHEN

8'9" x 8'1" (2.68 x 2.48)

SPACIOUS LOUNGE DINER

16'1" x 15'0" (4.91 x 4.59)

LARGE CONSERVATORY

13'8" x 9'1" (4.18 x 2.79)

UTILITY ROOM

7'8" x 4'3" (2.36 x 1.30)

GROUND FLOOR BEDROOM/OFFICE

11'3" x 7'8" (3.43 x 2.36)

LANDING

BEDROOM ONE

13'4" x 8'9" (4.07 x 2.69)

BEDROOM TWO

10'11" x 7'10" (3.35 x 2.41)

BEDROOM THREE

7'5" x 6'10" (2.28 x 2.09)

MODERN BATHROOM

6'0" x 5'6" (1.83 x 1.70)

CONVERTED GARAGE STORAGE

8'3" x 7'4" (2.53 x 2.24)

ENCLOSED REAR GARDEN

FRONT DRIVEWAY

PREMIUM CONVEYANCING (C)

IDENTIFICATION CHECKS - C





