Poplar Lane | Shoal Hill, Cannock | WS11 1NQ

Offers Over £385,000

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Summary

** NO CHAIN ** FABULOUS DETACHED HOME ** OUTSTANDING POTENTIAL FOR EXTENSION ** HIGHLY SOUGHT AFTER LOCATION ** ARCHITECTURAL DRAWINGS AVAILABLE FOR EXTENSION ** INTERNAL VIEWING IS ESSENTIAL ** KITCHEN ** REFITTED BATHROOM** REWIRED ** REFITTED UPVC DOUBLE GLAZED WINDOWS (to the rear) **

Webbs Estate Agents are delighted to bring to market this fabulous detached family residence, occupying an enviable position within a highly sought-after and well-established location. The property is ideally placed for excellent local amenities, well-regarded schools, and provides easy access to major road networks, making it a perfect choice for families and commuters alike. The property is ideal for extension, subject to relevant planning permission, with architectural drawings available.

In brief, this lovely family home offers a welcoming reception hallway, a bright and comfortable family lounge with double doors opening into a formal dining room ideal for entertaining, a well-appointed REFITTED kitchen and a guest WC, utility and side passage which completes the ground floor accommodation.

Key Features

- HIGHLY DESIRABLE LOCATION
- LARGE REAR GARDEN
- DETACHED SINGLE GARAGE
- TWO SPACIOUS RECEPTION ROOMS
- SHOAL HILL LOCATION
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- PERFECT FOR EXTENSION SUBJECT TO PLANNING
- MODERN KITCHEN
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

AGENTS NOTES

ENTRANCE HALLWAY

SPACIOUS LOUNGE
16'0" x 11'4" (4.89 x 3.47)

DINING ROOM
13'1" x 10'6" (3.99m x 3.20m)

MODERN STYLE KITCHEN
7'9" x 11'3" (2.37 x 3.45)

GUEST WC

UTILITY ROOM
5'5" x 6'1" (1.66 x 1.86)

LANDING

BEDROOM ONE
15'11" x 11'4" (4.86 x 3.47)

BEDROOM TWO
13'0" x 10'5" (3.97 x 3.18)

BEDROOM THREE
6'10" x 7'1" (2.09 x 2.16)

SPACIOUS FAMILY BATHROOM
7'9" x 8'2" (2.37 x 2.50)

GUEST WC

DETACHED SINGLE GARAGE
9'2" x 16'3" (2.80 x 4.96)

MATURE LARGE REAR GARDEN

FRONT GARDEN AND DRIVEWAY

IDENTIFICATION CHECKS - C

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Approximate total area(1)
1210 ft²

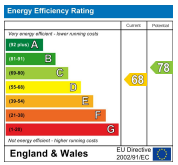
Reduced headroom
2 ft²

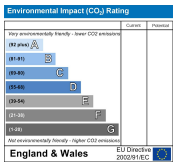
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.

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