



Cannock Road | Cannock | WS11 5DA

£169,995

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## Summary

Well presented and thoughtfully improved by the current owner, this traditional terraced home is ideally situated with convenient access to local shops, everyday amenities, good school catchments, and excellent transport links via both road and rail.

Internally, the property briefly comprises two spacious reception rooms offering flexible living and dining space, along with a large kitchen that provides access to the rear of the property. To the first floor, there are two generous double bedrooms, with the bathroom accessed via the main bedroom.

Externally, the property benefits from a courtyard area with access to parking at the rear, as well as a detached, enclosed and landscaped rear garden.

Early viewing is highly recommended to avoid disappointment.

## Key Features

- Well Presented Traditional Terraced Home
- First Floor Bathroom
- Excellent Transport Links
- Parking At the Rear
- Early Viewing Advised
- Two Double Bedrooms
- Close to Local Shops and Amenities
- Two Generous Reception Rooms
- Ideal First Time Buyer Property

## Rooms and Dimensions

### Front Reception Room

12'2" x 10'5" (3.73 x 3.19)

### Rear Reception Room

12'4" x 11'4" (3.77 x 3.47)

### Large Kitchen

16'11" x 7'2" (5.18 x 2.19)

### Landing

### Bedroom One

12'3" x 10'6" (3.74 x 3.22)

### Bathroom

8'3" x 6'9" (2.53 x 2.06)

### Bedroom Two

11'3" x 12'2" (3.45m x 3.73m )

### Detached Landscaped Rear Garden

### Parking at the Rear

### IDENTIFICATION CHECKS - C





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**Cannock Road**  
Approx. 39.0 sq. metres (419.3 sq. feet)



**First Floor**  
Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 75.0 sq. metres (807.0 sq. feet)

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.

