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**Maycroft Close | Cannock | WS12 4SJ**

**Offers In The Region Of £260,000**

 **Webbs**  
estate agents

## Summary

**\*\* EXTENDED SEMI DETACHED HOME \*\* THREE BEDROOMS \*\* SPACIOUS LOUNGE AND DINING ROOM \*\* ENCLOSED REAR GARDEN \*\* CONSERVATORY \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* IDEAL FOR CANNOCK CHASE \*\* GUEST WC AND UTILITY ROOM \*\* EARLY VIEWING ADVISED \*\***

Webbs Estate Agents are delighted to offer for sale this well-presented and extended semi-detached home, situated in a sought-after location providing easy access to excellent schools, transport links, local shops, and amenities, while also being ideally positioned for Cannock Chase.

In brief, the accommodation comprises an entrance porch and hallway, a spacious lounge with an opening leading into the dining room, a glass-roof conservatory, and a modern kitchen which leads into the utility room, guest WC, and garage.

To the first floor, there are three bedrooms and a refitted family bathroom. Externally, the property benefits from an enclosed rear garden, while ample off-road parking is provided by a block-paved driveway accommodating multiple vehicles.

Early viewing is highly recommended.

## Key Features

- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- GLASS ROOF CONSERVATORY
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- EXTENDED SEMI DETACHED HOME
- UTILITY AND GUES WC
- SPACIOUS LOUNGE AND DINING ROOM
- AMPLE OFF ROAD PARKING
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH AND HALLWAY

#### SPACIOUS LOUNGE

15'2" x 12'5" (4.63m x 3.80m)

#### DINING ROOM

9'7" x 7'3" (2.94 x 2.21)

#### CONSERVATORY

9'1" x 7'8" (2.771 x 2.349)

#### KITCHEN

9'4" x 7'4" (2.86 x 2.25)

#### UTILITY ROOM

10'3" x 7'0" (3.149 x 2.151)

#### GUEST WC

#### GARAGE

14'3" x 7'5" (4.364 x 2.276)

### LANDING

#### BEDROOM ONE

10'3" x 7'1" (3.14 x 2.17)

#### BEDROOM TWO

9'6" x 8'11" (2.92 x 2.73)

#### BEDROOM THREE

7'4" x 6'9" (2.24 x 2.08)

#### REFITTED FAMILY BATHROOM

#### ENCLOSED REAR GARDEN

#### BLOCK PAVED DRIVEWAY

#### IDENTIFICATION CHECKS - C

#### PREMIUM CONVEYANCING (C)





