



Webbs
Helping people move since 1994

School Crescent | Cannock | WS11 9SJ

Open To Offers £210,000

 **Webbs**
estate agents

Summary

WEBBS ESTATE AGENTS are delighted to welcome to market School Crescent, Norton Canes, Cannock, this delightful semi-detached house offers a perfect blend of traditional charm and modern convenience. The property has been thoughtfully extended, providing a deceptively spacious living environment that is ideal for families or those seeking extra room.

Upon entering, you are welcomed into a generous open plan lounge and dining area, which features a multi-fuel wood burner, creating a warm and inviting atmosphere for relaxation and entertaining. The extended kitchen, enhanced by Velux windows, allows natural light to flood the space, making it a bright and cheerful area for culinary pursuits. Additionally, a utility room and a guest W.C. add to the practicality of this home.

The first floor boasts two well-proportioned double bedrooms, providing ample space for rest and personalisation. A family bathroom completes this level, ensuring convenience for all.

One of the standout features of this property is the large, mature rear garden. This private outdoor space is perfect for gardening enthusiasts or those simply wishing to enjoy the tranquility of nature. The garden offers a wonderful opportunity to cultivate your own plants and flowers, creating a serene retreat right at home.

To the front, a driveway provides off-road parking, adding to the convenience of this lovely residence. This semi-detached house on School Crescent is not just a home; it is a lifestyle choice, offering comfort, space, and a connection to the outdoors. It is a must-see for anyone looking to settle in this desirable area.

Key Features

- SPACIOUS SEMI DETACHED
- MULTI FUEL BURNER
- UTILITY ROOM & GUEST W.C
- FAMILY BATHROOM ON FIRST FLOOR
- DRIVEWAY AT FRONT
- OPEN PLAN LOUNGE/DINER
- EXTENDED KITCHEN WITH VELUX
- TWO DOUBLE BEDROOMS
- LARGE PRIVATE REAR GARDEN
- WALKING DISTANCE TO CHASE WATER

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE/DINER

22'1" x 12'4" (6.744 x 3.764)

KITCHEN/DINER

14'11" x 10'4" (4.552 x 3.171)

UTILITY ROOM

9'3" x 5'2" (2.833 x 1.588)

GUEST W.C

FIRST FLOOR LANDING

MASTER BEDROOM

11'1" x 13'4" (3.403 x 4.083)

BEDROOM TWO`

10'2" x 9'5" (3.117 x 2.884)

FAMILY BATHROOM

5'11" x 5'9" (1.815 x 1.772)

EXTERNALLY

PRIVATE REAR GARDEN

PRIVATE DRIVE

IDENTIFICATION CHECKS - C







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2020

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: A 100-105 kWh/m ² /year 105-110 kWh/m ² /year 110-115 kWh/m ² /year 115-120 kWh/m ² /year 120-125 kWh/m ² /year 125-130 kWh/m ² /year 130-135 kWh/m ² /year 135-140 kWh/m ² /year		Environmental Impact (CO ₂) Rating: A 100-105 g/m ² /year 105-110 g/m ² /year 110-115 g/m ² /year 115-120 g/m ² /year 120-125 g/m ² /year 125-130 g/m ² /year 130-135 g/m ² /year 135-140 g/m ² /year	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC