



**Boswell Road | Cannock | WS11 4BE**

**Open To Offers £170,000**

**Webbs**  
estate agents

## Summary

**\*\* SOLAR PANELS \*\* DECEPTIVELY SPACIOUS \*\* THREE BEDROOMS \*\* LOUNGE DINER \*\* BREAKFAST KITCHEN \*\* CONSERVATORY \*\* UTILITY AND SUN ROOM \*\* LARGE REAR GARDEN \*\* IDEAL FOR LOCAL SHOPS AND AMENITIES \*\* GOOD SCHOOL CATCHMENTS \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a deceptively spacious semi-detached home, ideal for local shops and amenities, local schools and transport links, also benefiting from having solar panels.

In brief consisting of entrance, a spacious breakfast kitchen with patio doors to the utility/sun room, a conservatory, large lounge again with patio doors to the conservatory.

To the first floor there are three bedrooms and a bathroom, externally the property has a large enclosed rear garden with a detached garage and side access to the front garden.

PLEASE CALL THE OFFICE FOR VIEWINGS ON 01543 468846

## Key Features

- THREE BEDROOMS
- LARGE LOUNGE DINER
- CONSERVATORY
- GOOD SCHOOL CATCHMENTS
- VIEWING VIA AGENT
- SPACIOUS SEMI DETACHED HOME
- BRAKFAST KITCHEN
- LARGE REAR GARDEN
- GARAGE AND DRIVEWAY

## Rooms and Dimensions

### ENTRANCE

### SPACIOUS BREAKFAST KITCHEN

19'8" x 11'1" (6.00 x 3.38)

### UTILITY/SUN ROOM

10'5" x 7'10" (3.20 x 2.40)

### LARGE LOUNGE DINER

19'8" x 10'7" (6.00 x 3.25)

### CONSERVATORY

11'3" x 8'4" (3.44 x 2.55)

### LANDING

### BEDROOM ONE

11'9" x 10'2" (3.59 x 3.12)

### BEDROOM TWO

13'10" x 9'2" (4.23 x 2.81)

### BEDROOM THREE

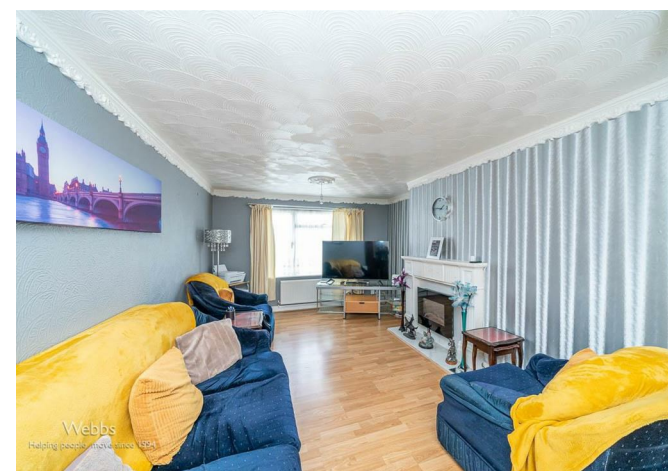
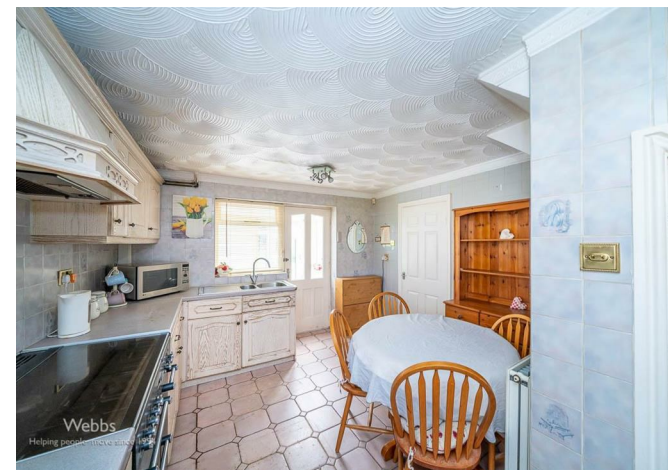
10'5" x 35'2" (3.18 x 10.74)

### BATHROOM

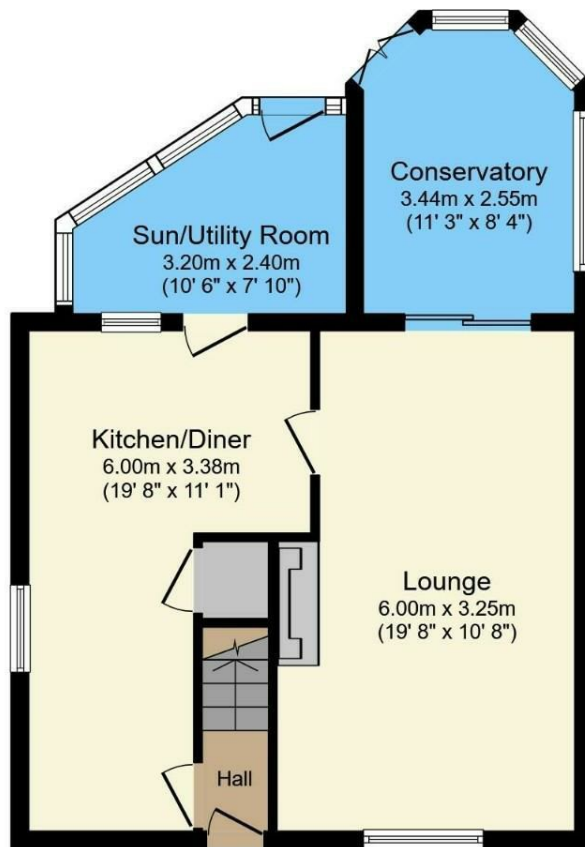
7'4" x 5'8" (2.25 x 1.75)

### LARGE ENCLOSED REAR GARDEN

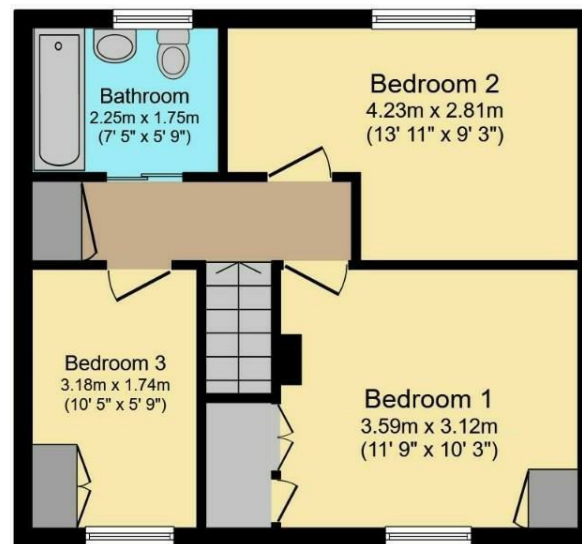
### FRONT GARDEN WITH SIDE ACCESS TO REAR GARAGE







**Ground Floor**



**First Floor**

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.

