



Forge Close | Cannock | WS11 8JJ

£245,000

 **Webbs**  
estate agents



## Summary

**\*\* CHAIN FREE \*\* SPACIOUS FAMILY HOME \*\* THREE/FOUR BEDROOMS \*\* GENEROUS FIRST FLOOR LOUNGE \*\* DINING ROOM/BEDROOM FOUR \*\* KITCHEN DINER \*\* MODERN THREE STOREY LIVING \*\* FAMILY BATHROOM & EN-SUITE TO MASTER \*\* ENCLOSED REAR GARDEN \*\* IDEAL FOR LOCAL SHOPS AND LOCAL AMENITIES \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a spacious three-storey home, offering excellent school catchments and transport links. Local shops and amenities are also close at hand.

In brief consisting of entrance hallway, open plan kitchen diner which provides access to the rear garden, guest WC, the dining room on the ground floor could also be used as a fourth bedroom if needed.

To the first floor there is a spacious lounge with a Juliette balcony, landing and a generous double bedroom, on the second floor the property has the master bedroom with en-suite shower room, bedroom three and a family bathroom.

Externally the property has an enclosed rear garden with patio seating area, parking is provided by a driveway at the front.

EARLY VIEWING ADVISED

## Key Features

- MODERN THREE STOREY HOME
- SPACIOUS KITCHEN DINER
- ENCLOSED REAR GARDEN
- FIRST FLOOR LOUNGE
- EXCELLENT SCHOOL CATCHMENTS
- THREE/FOUR BEDROOMS
- EXCELLENT TRANSPORT LINKS
- EN-SUITE TO MASTER BEDROOM
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- CHAIN FREE

## Rooms and Dimensions

### ENTRANCE HALLWAY

### DINING ROOM/BEDROOM FOUR

9'10" x 8'7" (3.02 x 2.64)

### GUEST WC

### SPACIOUS KITCHEN DINER

12'9" x 12'5" (3.91 x 3.81)

### FIRST FLOOR LANDING

### LOUNGE

12'7" x 10'0" (3.84 x 3.07)

### BEDROOM TWO

12'0" x 10'0" (3.66 x 3.05)

### SECOND FLOOR LANDING

### BEDROOM ONE

12'7" x 12'2" (3.84 x 3.71)

### EN-SUITE SHOWER ROOM

### BEDROOM THREE

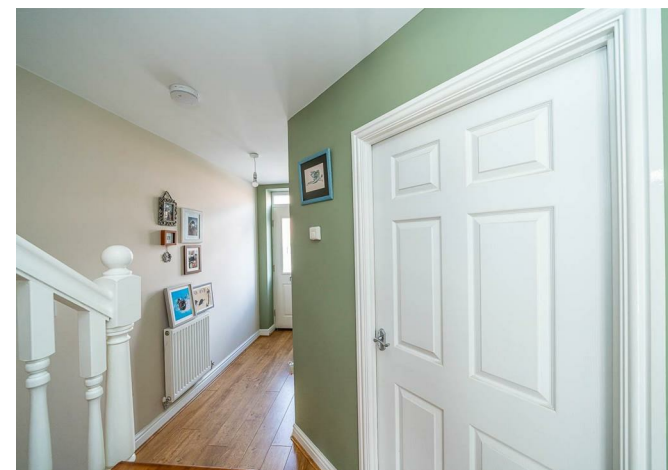
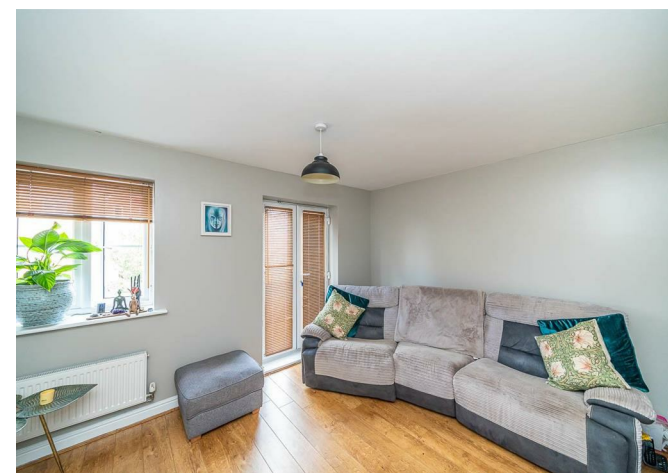
9'8" x 6'0" (2.97 x 1.83)

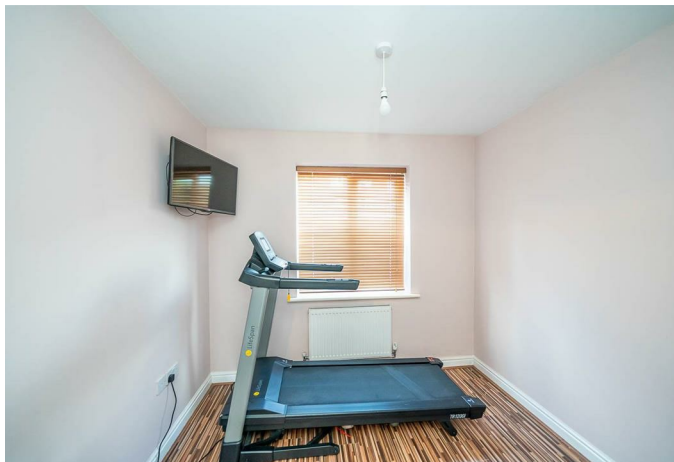
### FAMILY BATHROOM

### ENCLOSED REAR GARDEN

### FRONT DRIVEWAY

### Identification checks - C



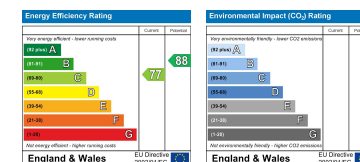






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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