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Southgate | Cannock | WS11 1PS
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Summary

Nestled in the desirable area of Southgate, Cannock, this charming three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a spacious open-plan lounge diner, perfect for both relaxation and entertaining guests. The generous layout allows for a seamless flow between the living and dining areas, creating a warm and inviting atmosphere.

With three well-proportioned bedrooms, this home offers ample space for comfortable living. The bathroom is conveniently located, catering to the needs of the household. Additionally, the property features a garage, providing valuable storage space or the potential for a workshop.

One of the standout features of this home is its potential for improvement. Whether you wish to modernise the interiors or expand the living space, the possibilities are endless, allowing you to truly make this house your own.

Situated within walking distance to Cannock, residents will enjoy easy access to a variety of local amenities, including shops, schools, and parks. This prime location ensures that you are never far from the conveniences of everyday life while still enjoying the tranquillity of a residential neighbourhood.

In summary, this three-bedroom house in Southgate, Cannock, is a fantastic opportunity for those looking to invest in a property with great potential. With its spacious living areas, garage, and prime location, it is sure to attract interest from a wide range of buyers. Don't miss your chance to view this delightful home.

Key Features

- Three spacious bedrooms
- Includes a single garage
- Walking distance to Cannock
- House with 1 reception room
- Ideal for families
- Large open-plan lounge
- Potential for improvement
- Located in Southgate
- Close to local amenities
- Viewing recommended

Rooms and Dimensions

ENTRANCE HALLWAY

KITCHEN

11'10" x 6'3" (3.619 x 1.929)

LOUNGE/DINER

23'5" x 14'5" (7.159 x 4.413)

FIRST FLOOR LANDING

MASTER BEDROOM

14'5" x 10'3" (4.4175 x 3.139)

BEDROOM TWO

11'10" x 7'11" (3.608 x 2.428)

BEDROOM THREE

9'0" x 6'2" (2.763 x 1.895)

FAMILY BATHROOM

EXTERNALLY

PRIVATE DRIVE

ENCLOSED REAR GARDEN

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 inaccuracy. The floorplan is for guidance only and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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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 | |
|---|---|---|---------|
| | | Credit | Penalty |
| Very energy efficient - lower running costs | Very environmentally friendly - lower CO ₂ emissions | | |
| Band A | Band A | 80 | |
| Band B | Band B | | |
| Band C | Band C | | |
| Band D | Band D | | |
| Band E | Band E | | |
| Band F | Band F | | |
| Band G | Band G | | |
| All energy efficient - higher running costs | | All environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |