



296 Cannock Road, Westcroft, Wolverhampton, Staffordshire. WV10 8QG

Prospective purchasers are invited to view this exceptionally well-presented semi-detached home, which has been thoughtfully reconfigured from its original three-bedroom layout. The property now boasts a stunning and generously proportioned principal bedroom alongside a spacious guest bedroom, offering flexible accommodation ideal for modern living. Maintained to a high standard throughout, this versatile home can only be fully appreciated through internal inspection, which is strongly recommended.

Conveniently located in a sought-after area of South Staffordshire, the property offers excellent access to Junction 1 of the M54, providing easy commuting links to major centres across Shropshire and the West Midlands.

The accommodation briefly comprises: an enclosed storm porch, welcoming reception

Offers Over £299,995 Freehold



FEATURES

- Extended Semi Detached Home
- Three Bedrooms (Converted to Two)
- Excellent Order Throughout
- Viewing Highly Recommended
- Popular and Sought-After Area
- Versatile Living Accommodation
- Impressive Living Room Opening onto the lovely Rear Garden (ideal For Entertaining)
- Ground Floor Bathroom And First Floor Shower Room
- Home Office/Games Room
- Lovely Rear Garden
- Freehold
- Council Tax Band B



ROOM DESCRIPTIONS

Storm Porch

UPVC double glazed door, light point and laminate floor.

Reception Hall

Composite front door, stairs off, laminate floor and radiator.

Lounge

3.6m x 4.2m (11' 10" x 13' 9") Bow window to front, radiator and feature fire place with living flame gas fire.

Kitchen

3.2m x 3.2m (10' 6" x 10' 6") Having wall and base cupboards with concealed lighting, matching work surfaces incorporating a stainless steel sink unit with mixer tap, splash back tiling, a range of integrated appliances including built in double oven, separate gas hob and overhead extractor, radiator and laminate floor

Impressive Living Room

6.8m x 3.8m (22' 4" x 12' 6") Having views to the rear garden, radiator, laminate floor and French doors leading to the spacious and private rear garden.

Inner Hall

Radiator and storage area.

Utility Room

1.7m x 2.2m (5' 7" x 7' 3") Plumbing for washing machine, radiator and central heating boiler.

Ground Floor Bathroom

Fully tiled to all exposed walls, radiator and white suite comprising, panelled bath, pedestal wash hand basin and low flush wc.

Potential Home Office/Games Room (Previously Part Of The Garage)

2.6m x 2.9m (8' 6" x 9' 6") Window to side and door leading to storage area.

Storage area (Previously Part Of The Garage)

Light point and up and over door leading to the front drive

Stairs and Landing

Window to side.

Main Bedroom (Bedrooms 1 and 3 having been merged)

5.6m x 3.6m (18' 4" x 11' 10") Windows to front, laminate floor, built in wardrobes and two radiators.

Bedroom 2

3.3m x 3.2m (10' 10" x 10' 6") Window to rear, laminate floor, radiator and access to loft space.

Loft Space

Being partly boarded, loft ladder and light point.

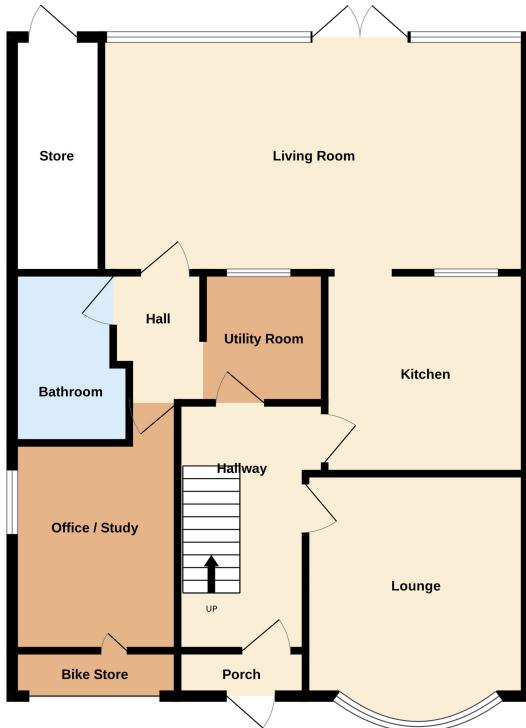
Shower Room

Laminated walls, heated towel rail, shower enclosure, pedestal wash hand basin, low flush wc and down lighting

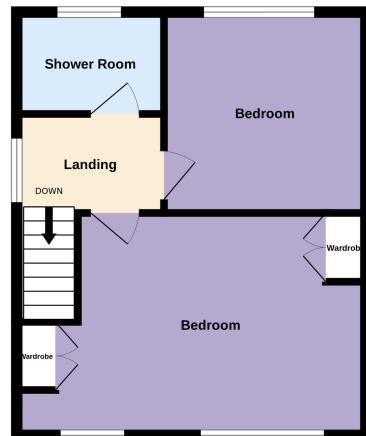
Outside

To the front of the property is a part block paved drive set behind a wide verge area and there is a lovely long rear garden which offers maximum privacy with decking and lawn area having borders containing a variety of mature shrubs, trees and plants.

Ground Floor



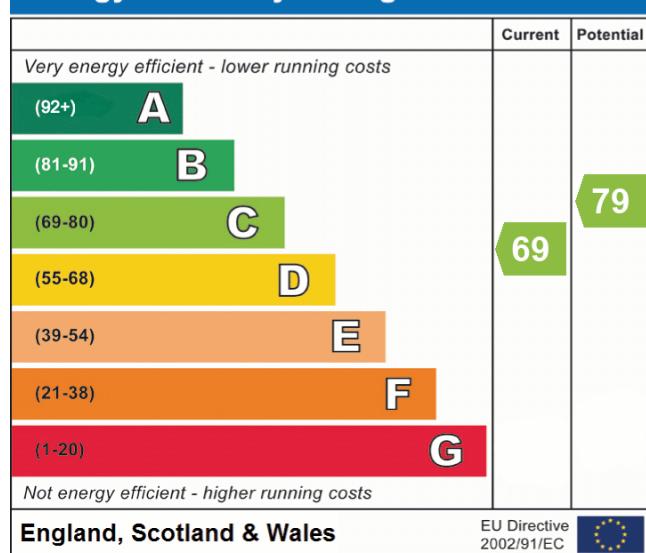
1st Floor



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Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating

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