



## 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

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- Extended Semi Detached Home
- Three Bedrooms (Converted to Two)
- Excellent Order Throughout
- Viewing Highly Recommended
- Popular and Sought-After Area
- Versatile Living Accomodation
- 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

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### 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

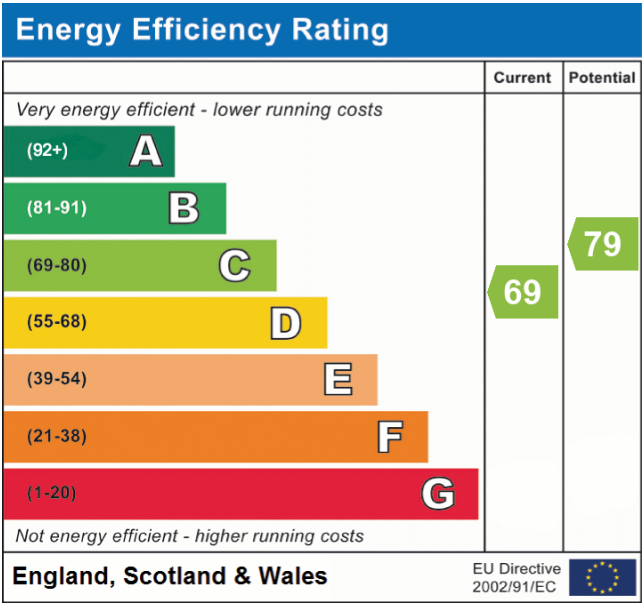
To the front of the property is a part block paved drive set behind a wide verge area and there is a lovely long rear garden which offers maximum privacy with decking and lawn area having borders containing a variety of mature shrubs, trees and plants.

FLOORPLAN & EPC



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Measurements are approximate. Not to scale. Illustrative purposes only  
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