



Wardle Place,
Cannock, WS11 4NU

£230,000

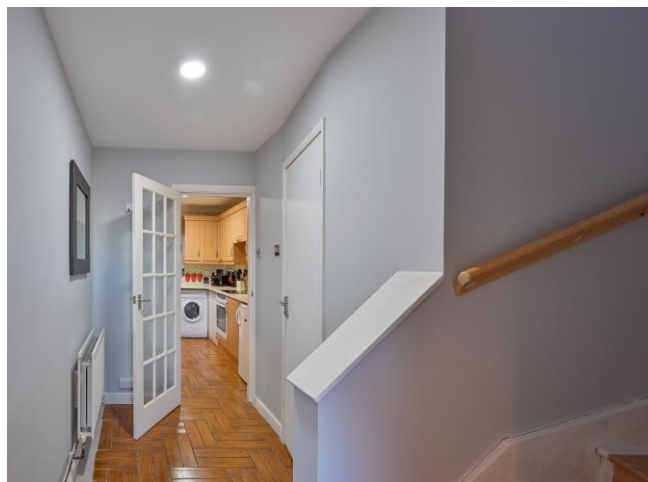
£230,000



Paul Carr Estate Agents are delighted to market this chain free three bedroom family home in Cannock with excellent access to local amenities, transport links and schools.

The property in brief comprises an Entrance Hall, Kitchen, Lounge, Dining Room, Conservatory and Downstairs Cloakroom on the ground floor; the first floor comprises of three generous Bedrooms and Family Bathroom.

Situated at the end of a quiet cul-de-sac, this well presented property offers a blockpaved driveway for multiple vehicles. The property also benefits from a private rear garden with unobscured views over Cavans Wood.





Property Specification

Attention First Time Buyers
Downstairs Toilet
Quiet Cul-De-Sac Positioning
Excellent Commuting Links
Blockpaved Driveway For Multiple Vehicles

Entrance Hall

Kitchen 9' 9" x 7' 8" (2.97m x 2.34m)

Lounge 15' 1" x 11' 1" (4.59m x 3.38m)

Dining Room 7' 7" x 10' 10" (2.31m x 3.30m)

Conservatory 11' 5" x 9' 10" (3.48m x 2.99m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 12' 11" x 11' 1" (3.93m x 3.38m)

Bedroom Two 10' 1" x 11' 1" (3.07m x 3.38m)

Bedroom Three 9' 10" x 8' 0" (2.99m x 2.44m)

Family Bathroom 7' 5" x 5' 1" (2.26m x 1.55m)

Front

Rear

Agent's Note:

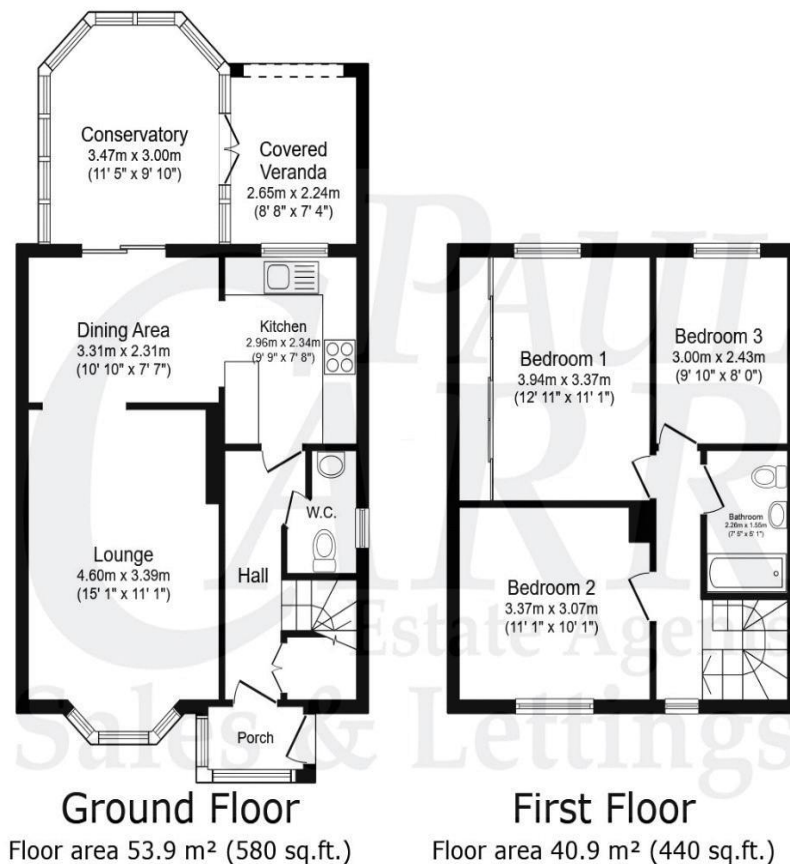
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 17th January 2025

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



TOTAL: 94.8 m² (1,020 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating

Map Location

