



Manor Avenue | Cannock | WS11 1AA

£1,250 PCM

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## Summary

Webbs Estate Agents are delighted to present this beautifully maintained detached family home, located in a tranquil cul-de-sac just a short walk from Cannock Town Centre and public transportation routes. This property offers an ideal blend of convenience and comfort.

The accommodation is thoughtfully laid out and includes an entrance porch leading into a welcoming reception hallway. The sitting room provides a cozy space perfect for relaxing. The open plan family lounge and dining area offer ample space for family activities and include a modern, fitted kitchen with a range of appliances. Additionally, there is a downstairs WC for convenience.

Upstairs, the property boasts three bedrooms and a spacious shower room. Additional features of the home include gas central heating and double glazing. The property also includes a garage with automated door, and a driveway providing off road parking. To the rear of the property there is fully enclosed, well stocked garden.

This property is a must-see to fully appreciate the quality and space on offer.

Please note that pets and smokers are not permitted.

## Key Features

- Quite cul-de-sac in town centre location
- Two reception rooms
- Guest WC, three bedrooms & shower room
- Driveway to front
- Gas central heating & double glazing
- Close to local amenities, shops and schools
- Spacious open plan kitchen/diner
- Large garage with automated door
- Enclosed garden to rear
- Viewing essential

## Rooms and Dimensions

### PROPERTY DETAILS:

#### Porch

6'1" x 2'1" (1.871 x 0.637)

#### Hallway

6'5" x 13'8" (1.958 x 4.172)

#### WC

5'1" x 2'8" (1.570 x 0.815)

#### Lounge

14'11" into bay x 12'3" (4.560 into bay x 3.737)

#### Dining Room

12'10" x 12'2" (3.916 x 3.716)

#### L Shape Kitchen

17'11" max 8'9" min x 18'10" max x 6'10" min (5.484 max 2.672 min x 5.752 max x 2.107 min)

#### Landing

7'7" x 6'6" max (2.323 x 2.006 max)

#### Bedroom One

15'3" into bay x 10'4" (4.658 into bay x 3.150)

#### Bedroom Two

13'0" x 12'4" max (3.966 x 3.769 max)

#### Bedroom Three

6'5" x 7'9" max/ 5'11" min (1.981 x 2.372 max/ 1.806 min)

#### Shower Room

8'4" x 6'5" (2.562 x 1.972)

#### Garage

22'4" x 7'6" min (6.830 x 2.309 min)

#### Please Note







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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: <b>A</b> 100-125 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>B</b> 81-100 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b> 100-125 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>A</b> 75-100 g/m <sup>2</sup>
<b>81</b>		<b>57</b>	
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