



Claygate Road, Wimblebury,
Cannock, WS12 2RN

£245,000

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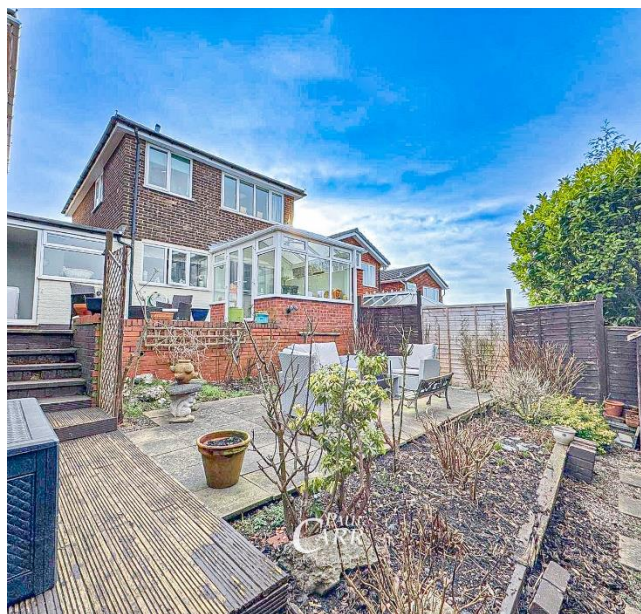


Paul Carr Estate Agents are delighted to market this extended three bedroom linked-detached family home situated Wimblebury, Cannock with excellent access to local amenities, transport links and schools.

This property briefly comprises an Entrance Porch, Hall, a bay-fronted Lounge, Dining Room, Kitchen, Utility, Conservatory and a Garage on the ground floor. The first floor features three Bedrooms and a Family Bathroom.

The front of the property features a spacious block-paved driveway with space for multiple vehicles leading to the attached Garage. The private rear garden is set over two tiers with slabbed seating areas, wooden decked area with decorative flower beds and storage shed.





Property Specification

Extended Linked-Detached Family Home
Blockpaved Driveway For Multiple Vehicles
Attached Garage
Two Reception Rooms
Conservatory

Porch

Hall

Lounge 24' 8" x 12' 6" (7.52m x 3.80m)

Dining Room 10' 11" x 8' 11" (3.33m x 2.71m)

Kitchen 13' 0" x 6' 6" (3.95m x 1.99m)

Utility 10' 11" x 7' 7" (3.33m x 2.32m)

Conservatory 10' 0" x 8' 11" (3.04m x 2.71m)

Landing

Bedroom One 13' 9" x 8' 11" (4.18m x 2.71m)

Bedroom Two 10' 11" x 8' 11" (3.33m x 2.71m)

Bedroom Three 9' 9" x 6' 6" (2.97m x 1.99m)

Bathroom 6' 3" x 6' 6" (1.9m x 1.97m)

Garage 17' 5" x 7' 7" (5.32m x 2.32m)

Agent's Note:

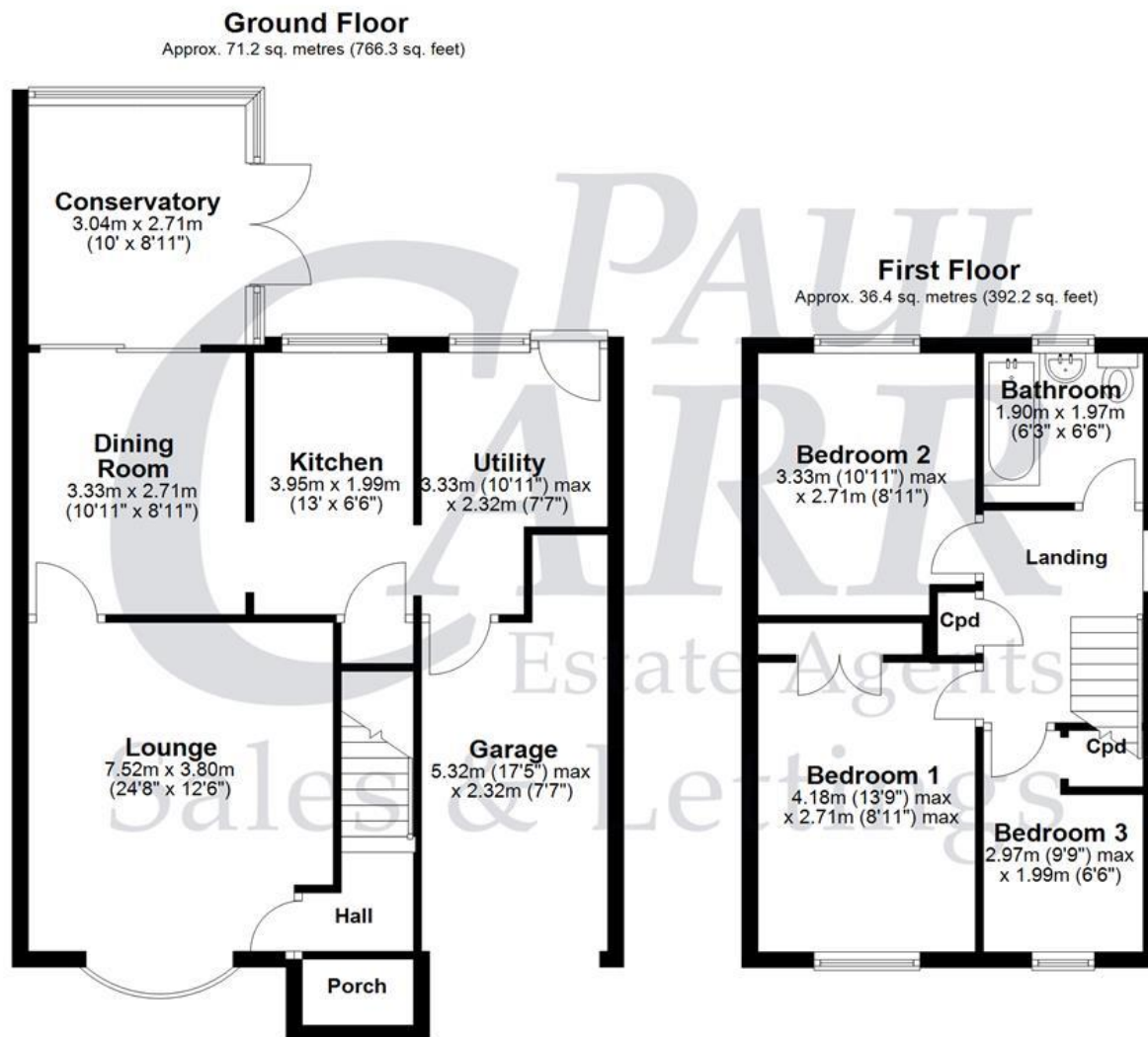
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Map Location

