



PROUD  
GUILD  
MEMBER

THE  
GUILD  
PROPERTY  
MAGAZINE

Beech Tree Lane | Cannock | WS11 1AZ

Offers Over £200,000

 Webbs  
estate agents

## Summary

\*\*\* TRADITIONAL SEMI DETACHED \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* CELLAR \*\* WELL PRESENTED \*\* ENCLOSED REAR GARDEN \*\* TOWN CENTRE LOCATION \*\* VIEWING ESSENTIAL \*\*\* NO CHAIN\*\*

WEBBS ESTATE AGENTS are thrilled to bring to market this lovely THREE BEDROOM TRADITIONAL SEMI DETACHED fully double glazed home on the popular Beech Tree Lane, walking distance to Cannock Town Centre will local shops, great transport links and schooling.

Internally benefiting from a lounge, dining room, kitchen and family bathroom on the ground floor with a A-rated boiler. Upstairs boasts THREE well proportioned bedrooms. Externally there is a gravelled front garden with side access leading to the well sized fully enclosed rear garden which is main laid to lawn with patio area.

A lovely well presented home ideal for a small family. Call us TODAY to arrange your early viewing.

## Key Features

- TRADITIONAL SEMI DETACHED
- TWO RECEPTION ROOMS
- TOWN CENTRE LOCATION
- THREE BEDROOMS
- WELL PRESENTED
- ENCLOSED REAR GARDEN

## Rooms and Dimensions

### GROUND FLOOR

#### Lounge

11'10" x 12'1" (3.61m x 3.70m)

#### Dining Room

15'2" x 12'1" (4.64m x 3.70m)

#### Kitchen

9'11" x 6'9" (3.04m x 2.06m)

#### Bathroom

8'2" x 6'9" (2.50m x 2.06m)

### FIRST FLOOR

#### Landing

#### Bedroom One

11'10" x 12'1" (3.61m x 3.70m)

#### Bedroom Two

12'0" x 8'11" (3.67m x 2.74m)

#### Bedroom Three

9'11" x 6'9" (3.04m x 2.06m)

#### CELLAR

#### Material Information WB

#### COAL MINING

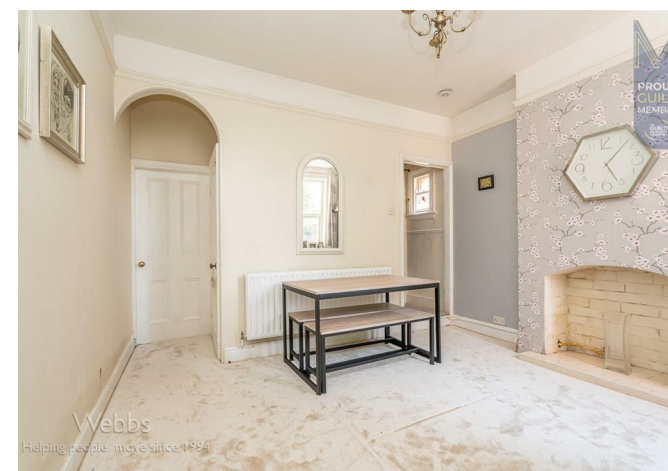
#### PARKING

#### PROPERTY TYPE & CONSTRUCTION

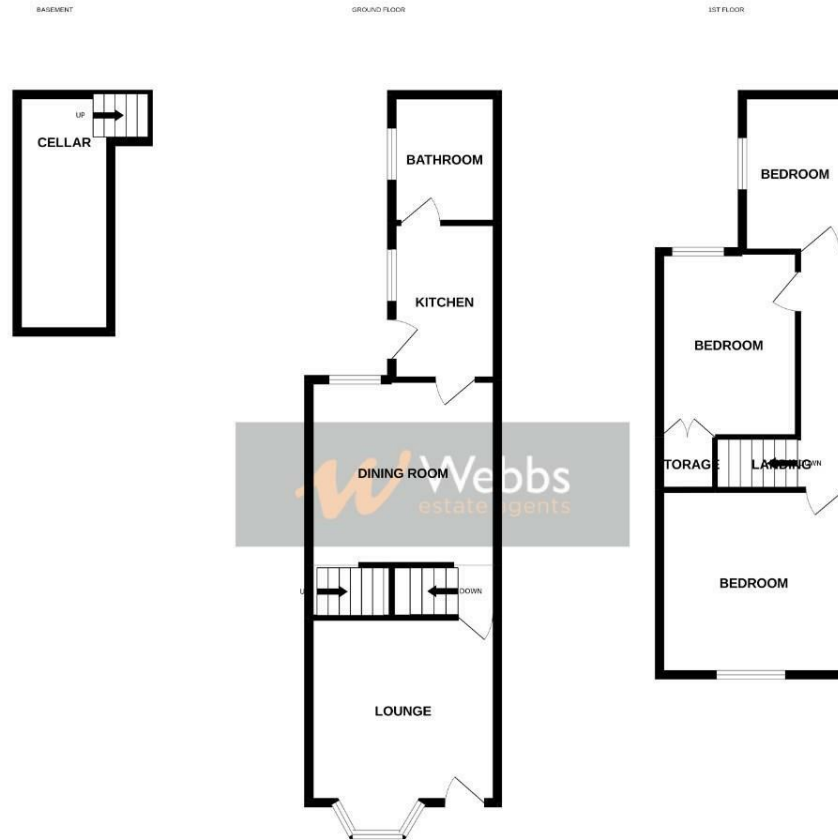
#### ROOMS

#### UTILITIES

#### Identification checks - C







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 for any prospective purchase. 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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup>/year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup>/year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup>/year <b>F</b></p> <p>400+ kWh/m<sup>2</sup>/year <b>G</b></p>	<p>78</p>	<p>Key Annual CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</p> <p>10-20 tCO<sub>2</sub>/year <b>A</b></p> <p>20-30 tCO<sub>2</sub>/year <b>B</b></p> <p>30-40 tCO<sub>2</sub>/year <b>C</b></p> <p>40-50 tCO<sub>2</sub>/year <b>D</b></p> <p>50-60 tCO<sub>2</sub>/year <b>E</b></p> <p>60-70 tCO<sub>2</sub>/year <b>F</b></p> <p>70+ tCO<sub>2</sub>/year <b>G</b></p>	<p>45</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

