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Cannock Road | Cannock | WS12 3HA

Offers Over £230,000

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## Summary

**\*\* DETACHED HOME \*\* SOUGHT AFTER LOCATION \*\* EXCELLENT SCHOOL CATCHMENTS \*\* THREE BEDROOMS \*\* PARKING TO FRONT AND REAR \*\* TWO RECEPTION ROOMS \*\* GUEST WC \*\* GARAGE AN 2 DRIVEWAYS AT THE REAR \*\* IDEAL FOR DESIGNER SHOPPING VILLAGE \*\***

WEBBS ESTATE AGENTS offer for sale a detached home in the popular location of Heath Hayes, with excellent school catchments, ideal for local shops and amenities, great transport links via road and rail and being within close proximity of the Designer Shopping Village.

In brief consisting of entrance at the side of the property, guest WC, spacious lounge, dining room with double doors to the rear garden, kitchen with pantry and external door going out to the garden.

To the first floor there are three bedrooms and family bathroom, externally this property does have a drop kerb at the front providing the ability to park at both the front and rear of this property, the enclosed rear garden is mainly laid to lawn with patio seating area, the garage and rear driveways' can be accessed via Gorsemoor Road, this is a great opportunity to purchase a detached home in a very popular location and viewing is via agent on 01543 468845

Price £269,995

Tenure: Freehold

Council Tax: Cannock Chase C

## Key Features

## Rooms and Dimensions

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

**SIDE ENTRANCE**

**GUEST WC**

**SPACIOUS LOUNGE**

17'3" x 10'10" (5.277 x 3.320)

**DINING ROOM**

10'2" x 7'3" (3.119 x 2.218)

**KITCHEN**

10'1" x 8'7" (3.097 x 2.630)

**LANDING**

**BEDROOM ONE**

17'2" x 9'8" (5.238 x 2.963)

**BEDROOM TWO**

11'6" x 9'1" (3.515 x 2.778)

**BEDROOM THREE**

8'9" x 6'2" (2.678 x 1.904)

**FAMILY BATHROOM**

6'9" x 6'9" (2.064 x 2.061)

**ENCLOSED REAR GARDEN**

**DETACHED GARAGE AND DRIVEWAYS'**

15'5" x 8'2" (4.703 x 2.491)

**FRONT GARDEN AND DRIVEWAY**

**FOR A VIEWING OR FREE VALUATION PLEASE CALL 01543**

**COAL MINING**

**CONNECTIVITY:**

**PARKING**

**PROPERTY TYPE & CONSTRUCTION**

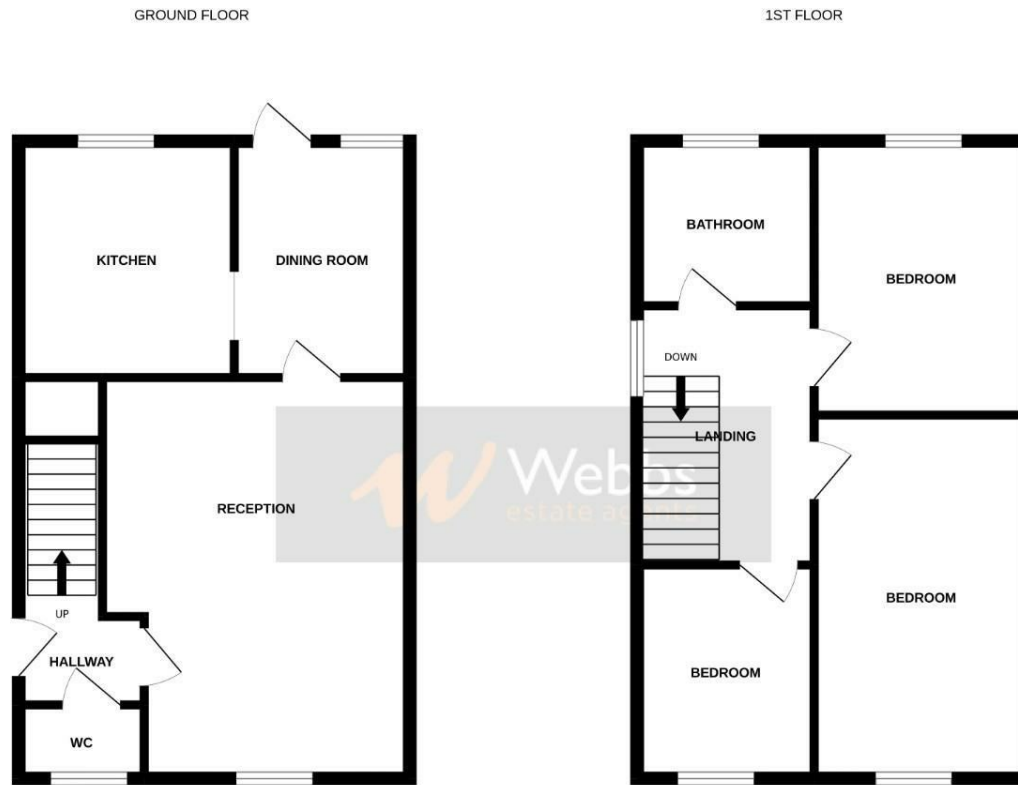
**ROOMS**

**UTILITIES**









Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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 Use - 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>83</p>	<p>Key Average Energy Use - lower CO<sub>2</sub> emissions</p> <p>100-150 g/m<sup>2</sup>/year <b>A</b></p> <p>150-200 g/m<sup>2</sup>/year <b>B</b></p> <p>200-250 g/m<sup>2</sup>/year <b>C</b></p> <p>250-300 g/m<sup>2</sup>/year <b>D</b></p> <p>300-350 g/m<sup>2</sup>/year <b>E</b></p> <p>350-400 g/m<sup>2</sup>/year <b>F</b></p> <p>400+ g/m<sup>2</sup>/year <b>G</b></p>	<p>83</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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