



St. Johns Road | Cannock | WS11 0AN

Offers Over £180,000

 **Webbs**
estate agents

Summary

**** WOW ** OUTSTANDING TRADITIONAL HOME ** SHOWHOME STANDARD THROUGHOUT ** POPULAR TOWN CENTRE LOCATION ** INTERNAL VIEWING IS ESSENTIAL ** TWO DOUBLE BEDROOMS ** SPACIOUS REFURBSIHED FAMILY BATHROOM ** LOUNGE ** DINING ROOM ** KITCHEN DINER ** STUNNING LANDSCAPED GARDENS ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING THROUGHOUT ** VIEWING ADVISED ****

Webbs Estate Agents have pleasure in offering this beautifully presented traditional home, situated in Cannock Town Centre, being close to all local amenities. The property briefly comprises of: lounge, dining room, kitchen diner, landing, two double bedrooms and spacious family bathroom. Externally there is fore garden and to the rear is GENEROUS & STUNNING landscaped rear garden.

Key Features

- STUNNING TRADITIONAL HOME
- INTERNAL VIEWING IS ESSENTIAL
- TWO DOUBLE BEDROOMS
- LOUNGE, DINING ROOM
- LANDSCAPED GARDENS
- VERY WELL PRESENTED
- POPULAR LOCATION
- SPACIOUS FAMILY BATHROOM
- REFITTED KITCHEN DINER
- VIEWING ESSENTIAL

Rooms and Dimensions

AWAITING VENDOR APPROVAL

LOUNGE

11'10" x 11'8" (3.63m x 3.58m)

DINING ROOM

11'10" x 10'9" (3.63m x 3.30m)

KITCHEN DINER

20'5" x 5'4" (6.23m x 1.65m)

LANDING

BEDROOM ONE

11'11" x 10'9" (3.64m x 3.30m)

BEDROOM TWO

11'10" x 8'11" (3.61m x 2.74m)

SPACIOUS FAMILY BATHROOM

10'4" x 7'1" (3.15m x 2.16m)

GENEROUS LANDSCAPED GARDENS







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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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 ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs are better</p> <p>100-125 kWh/m²/year A</p> <p>125-150 kWh/m²/year B</p> <p>150-175 kWh/m²/year C</p> <p>175-200 kWh/m²/year D</p> <p>200-225 kWh/m²/year E</p> <p>225-250 kWh/m²/year F</p> <p>250-300 kWh/m²/year G</p>	<p>85</p>	<p>Key Average Energy Cost - lower CO₂ emissions are better</p> <p>100-125 kWh/m²/year A</p> <p>125-150 kWh/m²/year B</p> <p>150-175 kWh/m²/year C</p> <p>175-200 kWh/m²/year D</p> <p>200-225 kWh/m²/year E</p> <p>225-250 kWh/m²/year F</p> <p>250-300 kWh/m²/year G</p>	<p>67</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

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