



Webbs

Helping people move since 1994

Dartmouth Road | Cannock | WS11 1HD

Open To Offers £450,000

 **Webbs**
estate agents

Summary

**** STUNNING TRADITIONAL DETACHED ** DOUBLE PLOT ** CLOSE TO CANNOCK TOWN CENTRE ** THREE GENEROUS BEDROOMS ** MODERN REFITTED BATHROOM ** THREE RECEPTION ROOMS ** MATURE WELL STOCKED PRIVATE REAR GARDEN ** BREAKFAST KITCHEN ** LAUNDRY ROOM ** GUEST WC ** AMPLE OFF ROAD PARKING ** EXCELLENT SCHOOL CATCHMENTS ** VIEWING STRONGLY ADVISED ****

WEBBS ESTATE AGENTS are pleased to bring to the market a stunning traditional property that has retained many original features, easy access to Cannock Town Centre, excellent school catchments, local shops and amenities.

In brief consisting of entrance hallway, spacious lounge room with a feature media wall and walk-in bay window, the second reception room has double doors leading into a conservatory that overlooks the mature well stocked rear garden, the breakfast kitchen has a pantry and Belfast sink with a door to the rear entrance hallway, laundry room, guest WC and garage.

To the first floor, there are three generous bedrooms, a refitted modern bathroom, and a separate WC all accessed from the gallery landing, externally this property has a lovely garden which is a mix of lawn, patio seating areas and well-stocked borders, parking is provided by the garage and a driveway for several vehicles with an electric car charging point, this property has to be VIEWED TO TRULY APPRECIATE THE STANDARD, SIZE, CHARACTER AND LOCATION.

Key Features

- LARGE DETACHED TRADITIONAL HOME
- MODERN LOUNGE WITH MEDIA WALL
- EXCELLENT SCHOOL CATCHMENTS
- CONSERVATORY
- CLOSE TO TOWN CENTRE
- THREE DOUBLE BEDROOMS
- DINING ROOM
- MODERN REFITTED BATHROOM
- LARGE REAR GARDEN
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

LOUNGE

13'10" x 12'10" (4.23 x 3.93)

SECOND RECEPTION ROOM

16'2" x 12'5" (4.93 x 3.79)

CONSERVATORY

13'4" x 12'2" (4.08 x 3.72)

BREAKFAST KITCHEN

15'0" x 10'4" (4.58 x 3.15)

REAR ENTRANCE

9'3" x 8'8" (2.82 x 2.66)

LAUNDRY ROOM

8'10" x 7'3" (2.7 x 2.23)

GUEST WC

GARAGE

GALLERY LANDING

BEDROOM ONE

13'11" x 12'11" (4.25 x 3.94)

BEDROOM TWO

13'11" x 12'11" (4.25 x 3.94)

BEDROOM THREE

11'5" x 10'2" (3.49 x 3.1)

MODERN REFITTED FAMILY BATHROOM

7'8" x 7'7" (2.36 x 2.32)

WC

MATURE WELL STOCKED GARDENS

FRONT DRIVEWAY

COAL MINING

CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES





Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



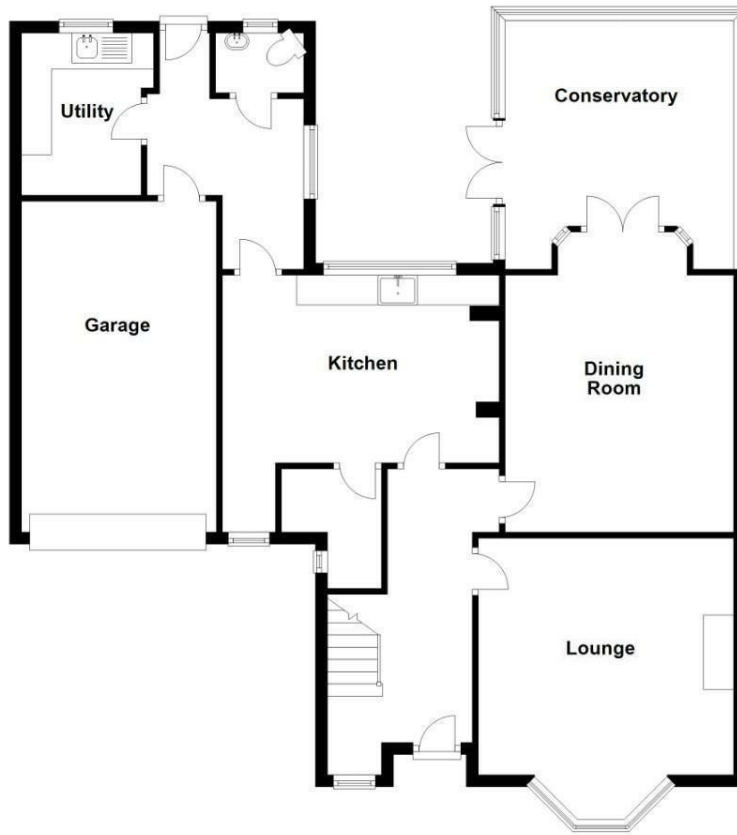
Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



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																															
Energy Efficiency	Current	Current	Target																														
<table border="1"> <tr><td>Very Energy Efficient - lower energy costs</td></tr> <tr><td>A</td></tr> <tr><td>105-120</td></tr> <tr><td>B</td></tr> <tr><td>85-105</td></tr> <tr><td>C</td></tr> <tr><td>65-85</td></tr> <tr><td>D</td></tr> <tr><td>45-65</td></tr> <tr><td>E</td></tr> <tr><td>25-45</td></tr> <tr><td>F</td></tr> <tr><td>10-25</td></tr> <tr><td>G</td></tr> <tr><td>1-10</td></tr> </table>	Very Energy Efficient - lower energy costs	A	105-120	B	85-105	C	65-85	D	45-65	E	25-45	F	10-25	G	1-10	79	<table border="1"> <tr><td>Very low embodied carbon - lower CO₂ emissions</td></tr> <tr><td>A</td></tr> <tr><td>10-20</td></tr> <tr><td>B</td></tr> <tr><td>20-30</td></tr> <tr><td>C</td></tr> <tr><td>30-40</td></tr> <tr><td>D</td></tr> <tr><td>40-50</td></tr> <tr><td>E</td></tr> <tr><td>50-60</td></tr> <tr><td>F</td></tr> <tr><td>60-70</td></tr> <tr><td>G</td></tr> <tr><td>70-80</td></tr> </table>	Very low embodied carbon - lower CO ₂ emissions	A	10-20	B	20-30	C	30-40	D	40-50	E	50-60	F	60-70	G	70-80	79
Very Energy Efficient - lower energy costs																																	
A																																	
105-120																																	
B																																	
85-105																																	
C																																	
65-85																																	
D																																	
45-65																																	
E																																	
25-45																																	
F																																	
10-25																																	
G																																	
1-10																																	
Very low embodied carbon - lower CO ₂ emissions																																	
A																																	
10-20																																	
B																																	
20-30																																	
C																																	
30-40																																	
D																																	
40-50																																	
E																																	
50-60																																	
F																																	
60-70																																	
G																																	
70-80																																	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC																														