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Allport Road | Cannock | WS11 1DY

Offers Over £325,000

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estate agents



## Summary

**\*\* STUNNING STUNNING STUNNING \*\* TRADITIONAL HOME \*\* THREE BEDROOMS \*\* MODERN KITCHEN DINER \*\* CLOSE TO TOWN CENTRE AND TRAIN STATION \*\* STUNNING FOUR PIECE BATHROOM \*\* ENCLOSED REAR GARDEN \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a SIMPLY STUNNING traditional home within excellent school catchments, town center and train station, with many original features and a modern feel.

In brief consisting of an entrance hallway, a large through lounge diner, and a stunning modern kitchen opening into the family room with bi-folding doors to the enclosed rear garden.

To the first floor there are three generous double bedrooms, four piece family bathroom, and a study/office, externally the enclosed rear garden has a patio seating area with the remainder being laid to lawn, side gated access to the block paved driveway providing one off road parking space.

VIEWING ADVISED TO FULLY APPRECIATE THE SIZE, STANDARD AND LOCATION OF THE PROPERTY ON OFFER.

## Key Features

- STUNNING STUNNING STUNNING
- THREE GENEROUS BEDROOMS
- EXCELLENT SCHOOL CATCHMENTS
- FAMILY ROOM
- IDEAL FOR TRAIN STATION
- TRADITIONAL SEMI DETACHED HOME
- TOWN CENTRE LOCATION
- MODERN KITCHEN
- STUDY/OFFICE
- VIEWING ADVISED

## Rooms and Dimensions

### PORCH

### THROUGH HALLWAY

### LOUNGE / DINING ROOM

25'0" x 13'0" (7.632 x 3.977)

### BREAKFAST KITCHEN

11'0" x 8'10" (3.354 x 2.715)

### LANDING

### BEDROOM 1

12'11" x 12'3" (3.959 x 3.747)

### BEDROOM 2

12'3" x 11'0" (3.743 x 3.353)

### BEDROOM 3

11'10" x 7'7" (3.616 x 2.336)

### STUDY

3'10" x 5'3" (1.191 x 1.611)

### BATHROOM

11'9" x 8'10" (3.586 x 2.693)

### REAR GARDEN

### COAL MINING

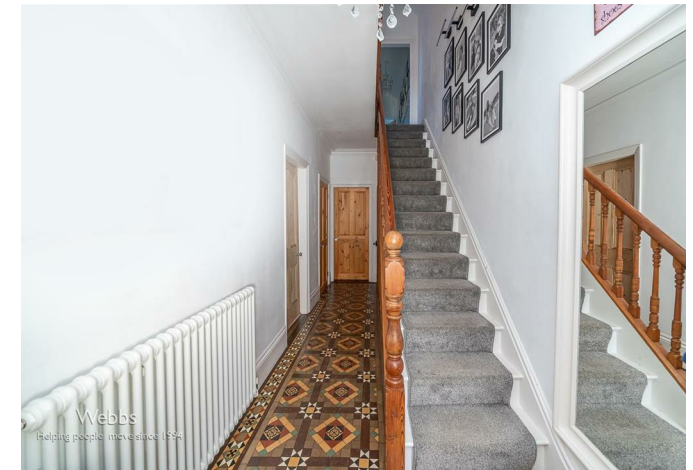
### CONNECTIVITY:

### PARKING

### PROPERTY TYPE & CONSTRUCTION

### ROOMS

### UTILITIES









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
Best Available - lower energy costs <b>77</b> (A)	77	Best Available - lower CO <sub>2</sub> emissions <b>77</b> (A)	77
75-76 (B)		75-76 (B)	
73-74 (C)		73-74 (C)	
71-72 (D)		71-72 (D)	
69-70 (E)		69-70 (E)	
67-68 (F)		67-68 (F)	
65-66 (G)		65-66 (G)	
63-64 (G)		63-64 (G)	
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7-8 (G)		7-8 (G)	
5-6 (G)		5-6 (G)	
3-4 (G)		3-4 (G)	
1-2 (G)		1-2 (G)	
0 (G)		0 (G)	