



Braemar Road | Norton Canes, Cannock | WS11 9QF

Open To Offers £260,000



Summary

** STUNNING FAMILY HOME * SHOWHOME STANDARD THROUGHOUT ** DECEPTIVELY SPACIOUS ** POPULAR LOCATION ** INTERNAL VIEWING IS ESSENTIAL ** THREE / FOUR BEDROOMS ** ENSUITE & FAMILY BATHROOM ** KITCHEN ** SPACIOUS LOUNGE DINER ** CONSERVATORY ** PRIVATE DRIVEWAY ** ENCLOSED REAR GARDEN ** LOG CABIN / BAR ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING **

Webbs Estate Agents have pleasure in offering this deceptively spacious semi detached home, situated in a popular location, being close to all local amenities, hops and good schools. Briefly comprising: through hallway, kitchen, guest WC, dining room / bedroom four, spacious lounge diner and conservatory. To the first floor there is a landing, three bedrooms, family bathroom and ensuite to master bedroom. Externally there is a private driveway, enclosed rear garden and log cabin / bar.

Key Features

- MODERN FAMILY HOME
- SOUGHT AFTER LOCATION
- BATHROOM & ENSUITE
- EXTENDED
- THREE / FOUR BEDROOMS
- VIEWING IS ESSENTIAL

Rooms and Dimensions

AWAITING VENDOR APPROVAL

THROUGH HALLWAY

GUEST WC

KITCHEN

10'2" x 5'9" (3.11m x 1.77m)

DINING ROOM / BEDROOM FOUR

10'6" x 7'2" (3.22m x 2.2m)

SPACIOUS LOUNGE DINER

17'8" x 12'8" (5.41m x 3.88m)

CONSERVATORY

7'8" x 8'11" (2.35m x 2.74m)

LANDING

BEDROOM ONE

9'10" x 9'5" (3.01m x 2.88m)

ENSUITE SHOWER ROOM

6'10" x 5'9" (2.10m x 1.77m)

BEDROOM TWO

9'0" x 7'10" (2.75m x 2.41m)

BEDROOM THREE

8'2" x 8'1" (2.49m x 2.48m)

FAMILY BATHROOM

6'11" x 5'2" (2.11m x 1.59m)

REAR GARDEN

LOG CABIN WITH BAR

15'8" x 8'6" (4.78m x 2.60m)

COAL MINING

CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

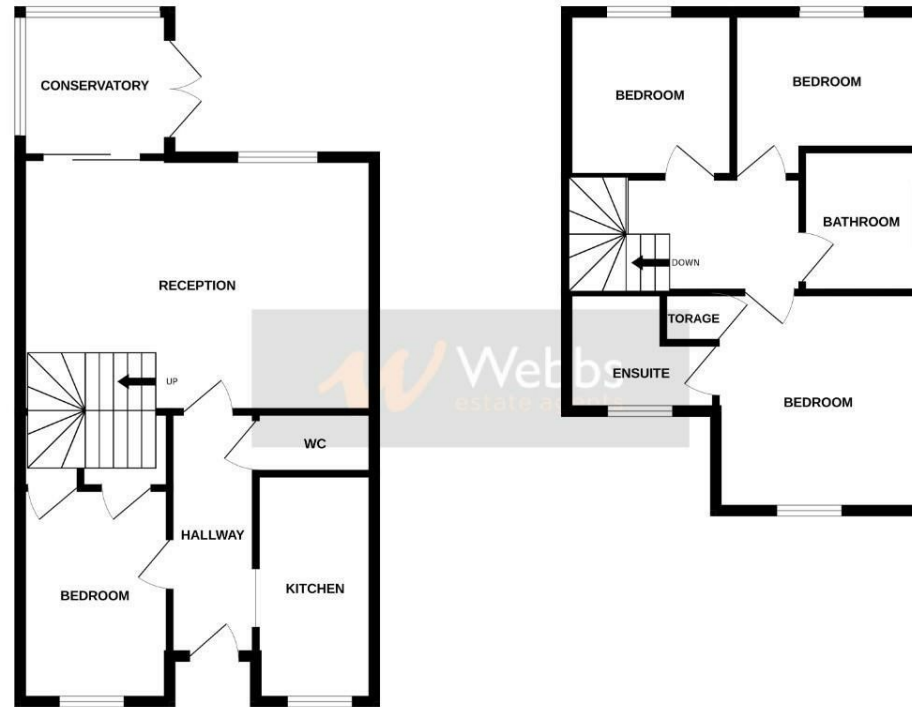
UTILITIES





GROUND FLOOR

1ST FLOOR



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>Buyer's average energy cost - lower energy costs</p> <p>100-125 £/year A</p> <p>125-150 £/year B</p> <p>150-175 £/year C</p> <p>175-200 £/year D</p> <p>200-225 £/year E</p> <p>225-250 £/year F</p> <p>250-300 £/year G</p>	<p>84</p>	<p>Buyer's average CO₂ emissions - lower CO₂ emissions</p> <p>100-125 g/kWh A</p> <p>125-150 g/kWh B</p> <p>150-175 g/kWh C</p> <p>175-200 g/kWh D</p> <p>200-225 g/kWh E</p> <p>225-250 g/kWh F</p> <p>250-300 g/kWh G</p>	<p>69</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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