



Webbs

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Corsican Drive | Cannock | WS12 4SS

£325,000



Summary

**** DESIRABLE QUIET LOCATION ** THREE BEDROOMS DETACHED HOME ** REFITTED FAMILY SHOWER ROOM AND EN-SUITE TO MASTER ** SPACIOUS LOUNGE ** DINING ROOM ** MODERN BREAKFAST KITCHEN ** ENVIABLE PLOT ** EXCELLENT SCHOOL CATCHMENTS ** IDEAL FOR CANNOCK CHASE ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a spacious detached family home within excellent school catchments, transport links, Hednesford Town Centre and Train Station, easy access to Cannock Chase.

In brief consisting of an entrance, spacious lounge, dining room with patio doors to the rear garden and modern spacious breakfast kitchen.

To the first floor there are three double bedrooms, refitted shower room and en-suite to the master bedroom, externally this property sits in a good size plot offering ample off-road parking via a private driveway and garage, the enclosed rear garden has patio seating area, lawn and display borders.

EARLY VIEWING ADVISED

Key Features

- DESIRABLE LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE AND DRIVEWAY
- CLOSE TO CANNOCK CHASE
- SPACIOUS DETACHED FAMILY HOME
- REFITTED EN-SUITE TO MASTER BEDROOM
- MODERN REFITTED BREAKFAST KITCHEN
- EXCELLENT SCHOOL CATCHMENTS
- EARLY VIEWING ADVISED

Rooms and Dimensions

GROUND FLOOR

Porch

Entrance Hall

Lounge

14'7" x 12'1" (4.45m x 3.7m)

Dining Room

9'1" x 12'1" (2.78m x 3.69m)

Modern Kitchen

13'11" x 11'10" (4.25m x 3.62m)

FIRST FLOOR

Bedroom One

14'8" x 12'4" (4.49m x 3.78m)

Refitted En-Suite

Bedroom Two

12'11" x 10'4" (3.96m x 3.17m)

Bedroom Three

12'8" x 7'10" (3.88m x 2.4m)

Refitted Shower Room

Garage and driveway

COAL MINING

CONNECTIVITY:

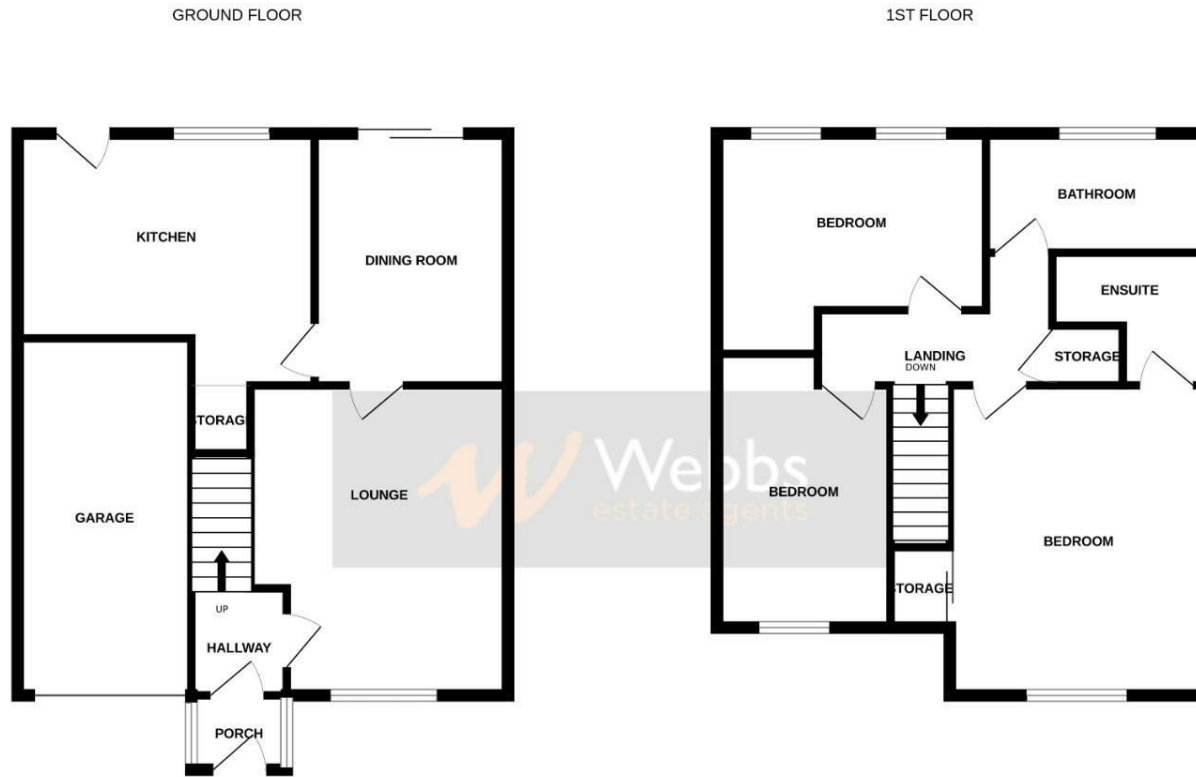
PARKING

ROOMS

UTILITIES







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 Use - lower energy costs</p> <p>100-150 kWh/m² A</p> <p>150-200 kWh/m² B</p> <p>200-250 kWh/m² C</p> <p>250-300 kWh/m² D</p> <p>300-350 kWh/m² E</p> <p>350-400 kWh/m² F</p> <p>400-450 kWh/m² G</p>	<p>81</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>10-20 tCO₂/annum A</p> <p>20-30 tCO₂/annum B</p> <p>30-40 tCO₂/annum C</p> <p>40-50 tCO₂/annum D</p> <p>50-60 tCO₂/annum E</p> <p>60-70 tCO₂/annum F</p> <p>70-80 tCO₂/annum G</p>	<p>81</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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