



Webbs

Hednesford Road | Cannock | WS12 3HY

Offers Over £140,000



Summary

** MODERN GROUND FLOOR APARTMENT ** HIGH STANDARD THROUGHOUT ** TWO BEDROOMS ** LOUNGE ** SPACIOUS KITCHEN ** MODERN BATHROOM ** SECURE CAMERA INTERCOM ENTRY ** ALLOCATED PARKING ** CLOSE TO LOCAL AMENITIES ** VIEWING STRONGLY ADVISED ** NO CHAIN **

WEBBS ESTATE AGENTS offer for sale a modern ground-floor apartment which is finished to a high standard and viewing is strongly advised in brief having a camera intercom entry system to the communal hallway, the apartment has an entrance hallway with two storage cupboards, an open plan lounge diner and opening to the modern well equipped modern kitchen, two bedrooms and high-quality bathroom complete the apartment, externally the property has allocated parking plus visitor parking and local amenities are close by.

Key Features

- MODERN GROUND FLOOR FLAT
- 2 BEDROOMS
- ALLOCATED PARKING
- VIEWING RECOMMENDED
- LOUNGE, KITCHEN
- BATHROOM
- SECURE CAMERA INTERCOM SYSTEM
- NO CHAIN

Rooms and Dimensions

HALLWAY

LOUNGE/DINER

16'2" x 15'2" (4.930 x 4.631)

MODERN KITCHEN

9'9" x 7'8" (2.995 x 2.355)

BEDROOM 1

12'10" x 9'9" (3.924 x 2.980)

BEDROOM 2

9'9" x 6'6" (2.984 x 1.984)

MODERN BATHROOM

6'1" x 5'5" (1.879 x 1.665)

PARKING

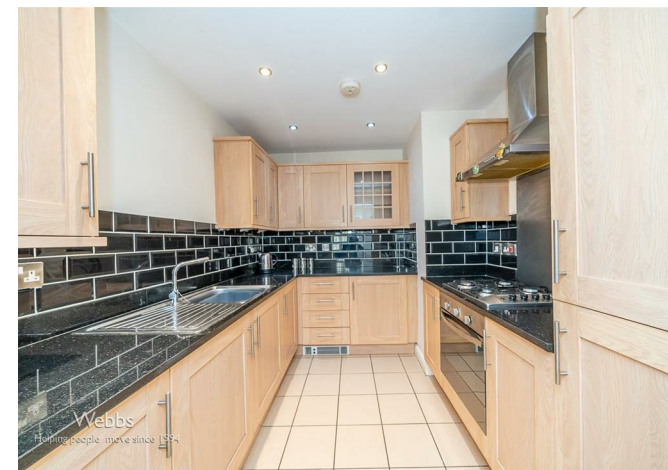
COAL MINING

CONNECTIVITY:

PROPERTY TYPE & CONSTRUCTION

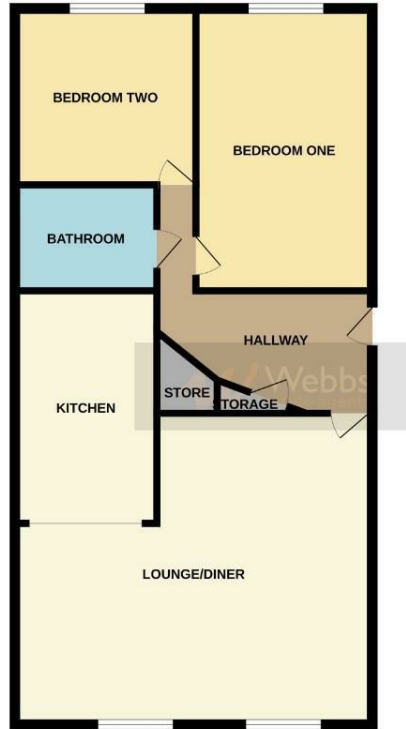
ROOMS

UTILITIES





GROUND 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 Average Efficiency - lower energy costs</p> <p>81.00 A</p> <p>100.00 B</p> <p>100.00 C</p> <p>100.00 D</p> <p>100.00 E</p> <p>100.00 F</p> <p>100.00 G</p> | <p>81.00 A</p> | <p>Buyer environmental impact - lower CO₂ emissions</p> <p>100.00 A</p> <p>100.00 B</p> <p>100.00 C</p> <p>100.00 D</p> <p>100.00 E</p> <p>100.00 F</p> <p>100.00 G</p> | <p>100.00 A</p> |
| <p>England & Wales EU Directive 2002/91/EC</p> | | <p>England & Wales EU Directive 2002/91/EC</p> | |

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