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**Bradwell Lane | Cannock Wood, Rugeley | WS15 4RW**

**Open To Offers £330,000**

 **Webbs**  
estate agents

## Summary

\*\* SOUGHT AFTER VILLAGE LOCATION \*\* MOTIVATED SELLER \*\* THREE / FOUR BEDROOMS \*\* BATHROOM \*\* SHOWER ROOM \*\* LOUNGE DINER \*\* BREAKFAST KITCHEN \*\* UTILITY ROOM \*\* GENEROUS GARDENS \*\* BACKING ONTO OPEN FIELDS \*\* GARAGE \*\* DRIVEWAY \*\*

Webbs Estate Agents have pleasure in offering this well-presented semi-detached family home, situated in the highly sought-after village location of Cannock Wood, being close to Cannock Chase and 'Castle Ring' an Area of Outstanding Natural Beauty. Briefly comprising: through hallway, family bathroom, lounge diner, kitchen, utility room and dining room/bedroom four. To the first floor, the landing leads to three further bedrooms and a REFITTED shower room. Externally there is a private driveway, garage and generous rear garden backing onto open fields.

## Key Features

- SPACIOUS FAMILY HOME
- MOTIVATED SELLER
- FLEXIBLE ACCOMODATION
- TWO BATHROOMS
- GENEROUS GARDENS
- SOUGHT AFTER VILLAGE LOCATION
- INTERNAL VIEWING ESSENTIAL
- THREE / FOUR BEDROOMS
- LOUNGE DINER, KITCHEN & UTILITY ROOM
- BACKING ONTO OPEN FIELDS

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

### THROUGH HALLWAY

### LOUNGE DINER

14'10" x 11'4" (4.535 x 3.461 )

### KITCHEN

11'10" x 7'0" (3.610 x 2.140 )

### DINING ROOM / BEDROOM FOUR

10'2" x 10'1" (3.117 x 3.082 )

### UTILITY ROOM

10'10" x 5'7" (3.30m x 1.70m )

### FAMILY BATHROOM

### LANDING

### BEDROOM ONE

9'10" x 9'6" (3.007 x 2.917 )

### BEDROOM TWO

11'3" x 8'8" (3.435 x 2.653 )

### BEDROOM THREE

18'2" 6'11" (5.559 2.122 )

### REFITTED SHOWER ROOM

### GARAGE

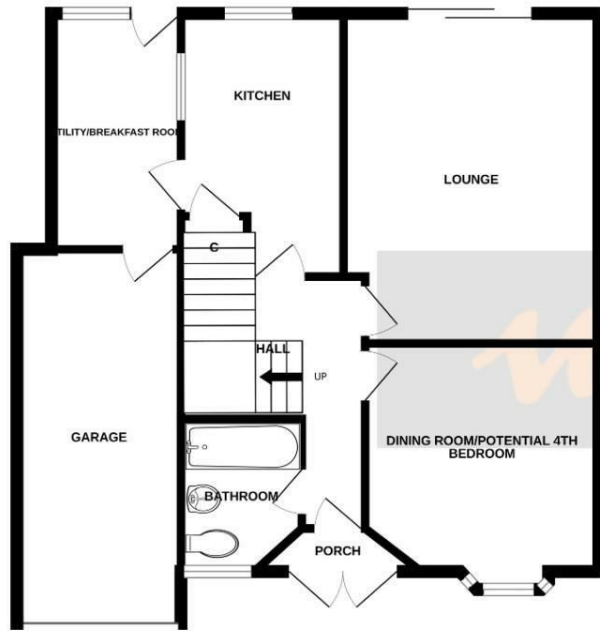
### DRIVEWAY

### GENEROUS REAR GARDEN

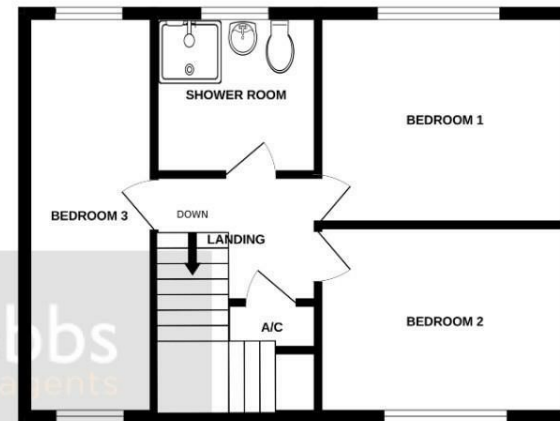




GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
<p>Energy Efficiency Rating: A</p> <p>100-105 kWh/m<sup>2</sup>/year</p> <p>105-110 kWh/m<sup>2</sup>/year</p> <p>110-115 kWh/m<sup>2</sup>/year</p> <p>115-120 kWh/m<sup>2</sup>/year</p> <p>120-125 kWh/m<sup>2</sup>/year</p> <p>125-130 kWh/m<sup>2</sup>/year</p> <p>130-135 kWh/m<sup>2</sup>/year</p> <p>135-140 kWh/m<sup>2</sup>/year</p> <p>140-145 kWh/m<sup>2</sup>/year</p>	<p>100</p>	<p>Environmental Impact (CO<sub>2</sub>) Rating: A</p> <p>100-105 g/m<sup>2</sup>/year</p> <p>105-110 g/m<sup>2</sup>/year</p> <p>110-115 g/m<sup>2</sup>/year</p> <p>115-120 g/m<sup>2</sup>/year</p> <p>120-125 g/m<sup>2</sup>/year</p> <p>125-130 g/m<sup>2</sup>/year</p> <p>130-135 g/m<sup>2</sup>/year</p> <p>135-140 g/m<sup>2</sup>/year</p> <p>140-145 g/m<sup>2</sup>/year</p>	<p>100</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC