



Webbs

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Littleworth Road | Hednesford, Cannock | WS12 1HZ

Offers In The Region Of £175,000

 **Webbs**
estate agents

Summary

**** TRADITIONAL TERRACED HOME ** TWO GENEROUS BEDROOMS ** FIRST FLOOR SHOWER ROOM ** EXCELLENT TRANSPORT LINKS ** TWO RECEPTION ROOMS ** MODERN KITCHEN WITH UTILITY AREA ** DRIVEWAY TO FRONT ** CLOSE TO HEDNESFORD HILLS AND CANNOCK CHASE ****

Webbs Estate Agents are pleased to offer for sale a traditional terraced home which its current owners have improved, offering easy access to Hednesford Hills, Cannock Chase, having excellent transport links to Hednesford, Lichfield, Burntwood, Cannock and surrounding area's.

In brief consisting of two generous reception rooms, a modern style kitchen with utility area, the first floor has two generous double bedrooms and large shower room, externally the property has an enclosed yard with gated access to a further rear garden.

For a viewing please call 01543 468846

Key Features

- TRADITIONAL TERRACED HOME
- TWO GENEROUS BEDROOMS
- MODERN KITCHEN
- LARGE FIRST FLOOR BATHROOM
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- IMPROVED BY CURRENT OWNER
- DRIVEWAY AT THE FRONT
- TWO RECEPTION ROOMS
- IDEAL FOR HEDNESFORD HILLS AND CANNOCK CHASE
- VIEWING ADVISED

Rooms and Dimensions

Front Reception Room

14'11" x 8'11" (4.57m x 2.72m)

Rear Reception Room

11'0" x 14'11" (3.36m x 4.57m)

Kitchen

8'2" x 9'10" (2.49m x 3.01m)

Utility Area

4'11" x 8'2" (1.51m x 2.49m)

Bedroom One

14'11" x 8'10" (4.57m x 2.71)

Bedroom Two

10'10" x 11'1" (3.31m x 3.39m)

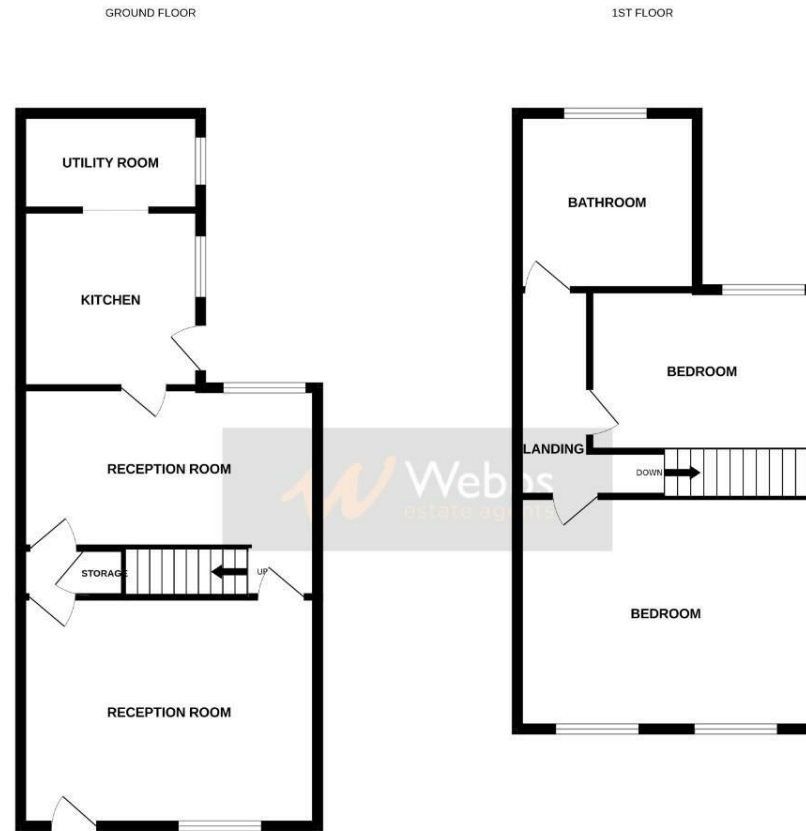
Bathroom

7'11" x 9'10" (2.42m x 3.02m)

Enclosed Rear Yard with Gated Access to a Further







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 misstatement. 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 Cost - lower energy costs</p> <p>100-125 kWh/m² A</p> <p>125-150 kWh/m² B</p> <p>150-175 kWh/m² C</p> <p>175-200 kWh/m² D</p> <p>200-225 kWh/m² E</p> <p>225-250 kWh/m² F</p> <p>250-300 kWh/m² G</p>	<p>88</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>10-15 tCO₂/annum A</p> <p>15-20 tCO₂/annum B</p> <p>20-25 tCO₂/annum C</p> <p>25-30 tCO₂/annum D</p> <p>30-35 tCO₂/annum E</p> <p>35-40 tCO₂/annum F</p> <p>40-45 tCO₂/annum G</p>	<p>70</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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