



Railway Street | Cannock | WS11 9SL

£270,000

 Webbs  
estate agents

## Summary

**\*\* NO CHAIN \*\* DETACHED HOME \*\* THREE BEDROOMS \*\* OPEN PLAN LOUNGE, KITCHEN AND DINING ROOM \*\* TWO FURTHER RECEPTION ROOMS\*\* IDEAL FOR CHASEWATER COUNTRY PARK \*\* LARGE REAR GARDEN \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* AMPLE OFF ROAD PARKING \*\* IN NEED OF SOME COSMETIC FINISHING \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to bring to the market a detached home within walking distance to local shops, amenities and schools, also offering easy access to Chasewater Country Park and having excellent transport links.

In brief consisting of a side entrance porch and entrance hallway, the rear of the property boasts a large open plan living area with a modern refitted kitchen, dining area and a lounge, two further reception rooms at the front of the property have a versatility of uses.

To the first floor there are three generous bedrooms and a family bathroom, externally the property has a large rear garden and ample off-road parking via the front driveway, the garage has been converted, but a small space was left to provide storage.

VIEWING ADVISED TO APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER.

## Key Features

- DETACHED HOME
- THREE BEDROOMS
- LARGE REAR GARDEN
- EXCELLENT SCHOOL CATCHMENTS
- SOME COSMETIC FINISH NEEDED
- NO CHAIN
- THREE RECEPTION ROOMS
- LARGE OPEN PLAN LIVING, KITCHEN AND DINING ROOM
- IDEAL FOR CHASEWATER COUNTRY PARK
- IDEAL LOCATION - VIEWING ADVISED

## Rooms and Dimensions

### PORCH

### HALLWAY

### OPEN PLAN REFITTED KITCHEN, LOUNGE AND DINING ROOM

21'5" max x 17'6" (6.55m max x 5.34m)

### SITTING ROOM

13'7" x 9'2" (4.16 x 2.81)

### RECEPTION ROOM (CONVERTED GARAGE)

13'5" x 7'10" (4.108 x 2.402)

### LANDING

### BEDROOM 1

17'0" x 9'2" (5.19m x 2.80m)

### BEDROOM 2

11'7" x 9'2" (3.55m x 2.80m)

### BEDROOM 3

7'10" x 7'4" (2.41m x 2.26m)

### BATHROOM







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 errors, 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Annual Total Energy Costs</p> <p>14,000 <b>A</b></p> <p>15,000 <b>B</b></p> <p>16,400 <b>C</b></p> <p>17,540 <b>D</b></p> <p>18,540 <b>E</b></p> <p>19,540 <b>F</b></p> <p>20,540 <b>G</b></p>	<p>78</p>	<p>Key Annual CO<sub>2</sub> emissions</p> <p>14,000 <b>A</b></p> <p>16,400 <b>B</b></p> <p>18,540 <b>C</b></p> <p>20,540 <b>D</b></p> <p>22,540 <b>E</b></p> <p>24,540 <b>F</b></p> <p>26,540 <b>G</b></p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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