



Wyvern Grove | Hednesford, Cannock | WS12 4JW

Offers Over £200,000



Summary

*** NO UPWARD CHAIN ** THREE BEDROOMS **. SEMI DETACHED ** POTENTIAL TO IMPROVE ** TWO RECEPTION ROOMS ** DRIVEWAY ** FRONT & REAR GARDENS ** VIEWING HIGHLY ADVISED ***

Webbs Estate Agents are thrilled to bring to market this great THREE BEDROOM SEMI DETACHED FAMILY HOME on Wyvern Grove a quiet cul-de-sac in close proximity to all local amenities. The property is located close to good schools both primary, secondary and colleges. Excellent public transport links including bus and train station with easy access to both the M6 and M6 toll. Also a short distance from Cannock Chase Forest.

Internally this property features a porch, lounge, dining room and kitchen on the ground floor. Upstairs boasts THREE bedrooms and family bathroom. Externally there is a driveway and garden to the front and a well sized garden to the rear which is mainly laid to lawn.

With NO UPWARD CHAIN and huge potential to improve. Call WEBBS today to arrange your early viewing.

Price: £220,000
Tenure: Freehold
Council tax band: B

Key Features

- NO UPWARD CHAIN
- SEMI DETACHED
- TWO RECEPTION ROOMS
- DRIVEWAY
- POTENTIAL TO IMPROVE
- THREE BEDROOMS
- GREAT LOCATION
- VIEWING ESSENTIAL

Rooms and Dimensions

- Ground Floor -

Porch

Lounge

17'4" x 11'2" (5.30m x 3.41m)

Dining Room

9'7" x 12'5" (2.93m x 3.79m)

Kitchen

8'11" x 7'2" (2.72m x 2.20m)

- First Floor -

Landing

Bedroom One

11'2" x 10'10" (3.41m x 3.32m)

Bedroom Two

10'11" x 9'1" (3.33m x 2.77m)

Bedroom Three

8'0" x 6'1" (2.45m x 1.86m)

- Externally -

Front Garden

Driveway

Rear garden

Material Information WB

Identification checks - C





GROUND FLOOR

1ST 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m ² /year 120-135 kWh/m ² /year 135-150 kWh/m ² /year 150-180 kWh/m ² /year 180-250 kWh/m ² /year 250+ kWh/m ² /year	A B C D E F G	Best environmental impact - lower CO ₂ emissions 100-120 g/m ² /year 120-140 g/m ² /year 140-160 g/m ² /year 160-180 g/m ² /year 180-200 g/m ² /year 200-250 g/m ² /year 250+ g/m ² /year	A B C D E F G
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England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	