



Wyvern Grove | Hednesford, Cannock | WS12 4JW

Offers Over £180,000





## 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.

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









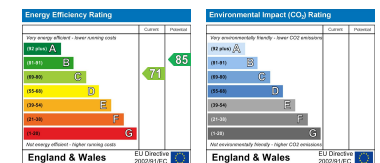
GROUND FLOOR

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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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.



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