



Appledore Close | Wimblebury, Cannock | WS12 2SB

Offers In The Region Of £240,000



## Summary

\*\* NO CHAIN \*\* MOTIVATED SELLER \*\*

\*\* LINK DETACHED HOME \*\* THREE BEDROOMS \*\* OPEN PLAN KITCHEN DINER \*\* QUIET LOCATION \*\* IDEAL FOR LOCAL SHOPS AND AMENITIES \*\* LOCAL NATURE WALKS \*\* EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS \*\* LARGE TANDEM GARAGE \*\* ENCLOSED REAR GARDEN \*\*

Webbs Estate Agents are pleased to offer for sale a well presented and spacious link detached home, offering excellent transport links and schools, local nature walks, shops and amenities are within walking distance.

In brief consisting of entrance, spacious lounge with log burner, the open plan kitchen diner has modern kitchen and patio doors to the rear garden, and an external door to a large tandem garage providing ample off road parking.

To the first floor there are three bedrooms and a family bathroom, externally the property has an enclosed rear garden, to the front a driveway provides further parking.

VIEWING ADVISED PLEASE CALL 01543 468846

## Key Features

- LINK DETACHED HOUSE
- OPEN PLAN KITCHEN/DINER
- LARGE TANDEM GARAGE
- SUPERB VIEWS TO THE REAR
- VIEWING RECOMMENDED
- SPACIOUS LOUNGE
- 3 BEDROOMS
- REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- NO CHAIN

## Rooms and Dimensions

### HALLWAY

### LOUNGE

13'1" x 12'5" (4.01m x 3.8m)

### KITCHEN/DINER

15'7" x 11'3" (4.75m x 3.43m)

### LANDING

### BEDROOM ONE

12'7" 9'4" (3.84m 2.87m)

### BEDROOM TWO

9'4" 9'6" (2.87m 2.9m)

### BEDROOM THREE

9'8" x 6'0" (2.95m x 1.83m)

### BATHROOM

6'2" x 6'0" (1.9m x 1.83m)

### ENCLOSED REAR GARDEN

### LARGE TANDEM GARAGE AND DRIVEWAY

24'9" x 8'4" (7.54m x 2.54m)

### Identification checks - C







Ground Floor



1st Floor

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
Energy Efficiency Rating: 83 Energy Efficiency Scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20)		Environmental Impact (CO <sub>2</sub> ) Rating: 83 Environmental Impact Scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	