



Curlew Hill | Cannock | WS11 6EQ
Offers In The Region Of £190,000



Summary

**** STUNNING MODERN HOME ** SPACIOUS LOUNGE WITH MEDIA WALL ** STUDY/PLAYROOM ** REFITTED MODERN KITCHEN DINER ** THREE BEDROOMS ** REFITTED BATHROOM ** FRONT AND REAR GARDENS ** GARAGE AND DRIVEWAY ** IDEAL FOR LOCAL SHOPS, AMENITIES AND SCHOOLS ** CLOSE TO DESIGNER SHOPPING VILLAGE ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a well-presented and modern home, having easy access to local schools, shops, amenities and the Designer Shopping Village.

In brief consisting of an entrance porch, the modern refitted kitchen diner has a range of wall and floor units with side access to the garden, inner hallway with stairs to the first floor and a door to the spacious lounge with a feature media wall, a study/playroom completes the ground floor accommodation.

To the first floor there are three generous bedrooms and a stunning refitted bathroom, externally the property has front garden with side gated access to the enclosed rear garden, garage and driveway, EARLY VIEWING ADVISED

Key Features

- WELL PRESENTED AND MODERN HOME
- STUDY/PLAYROOM
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- MODERN REFITTED FAMILY BATHROOM
- FRONT GARDENS
- SPACIOUS LOUNGE WITH MEDIA WALL
- ENCLOSED REAR GARDEN
- STUNNING REFITTED KITCHEN DINER
- GARAGE AND DRIVEWAY
- VIEWING ADVISED

Rooms and Dimensions

Entrance Porch

Modern Refitted Kitchen Diner

17'1" x 8'4" (5.213 x 2.562)

Inner Hallway and Stairs to First Floor

Spacious Lounge

17'1" x 10'8" (5.208 x 3.259)

Study/Playroom

6'9" x 5'11" (2.075 x 1.820)

Landing

Bedroom One

10'8" x 9'0" (3.269 x 2.744)

Bedroom Two

10'9" x 8'6" (3.295 x 2.610)

Bedroom Three

7'11" x 7'9" (2.424 x 2.385)

Modern Refitted Bathroom

10'9" x 5'6" (3.295 x 1.679)

Front and Rear Gardens

Garage and Driveway

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES

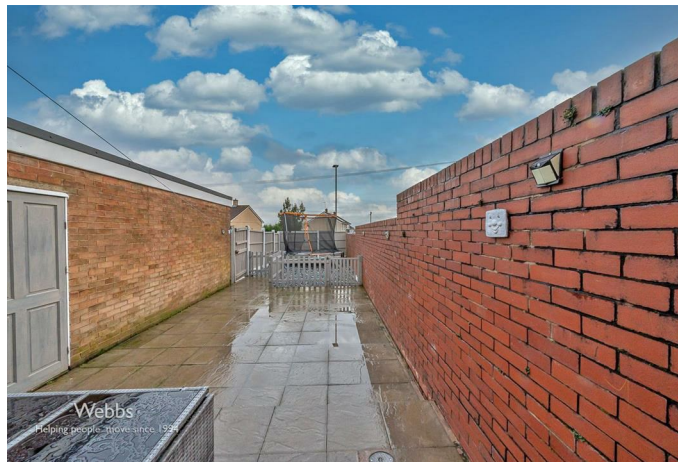
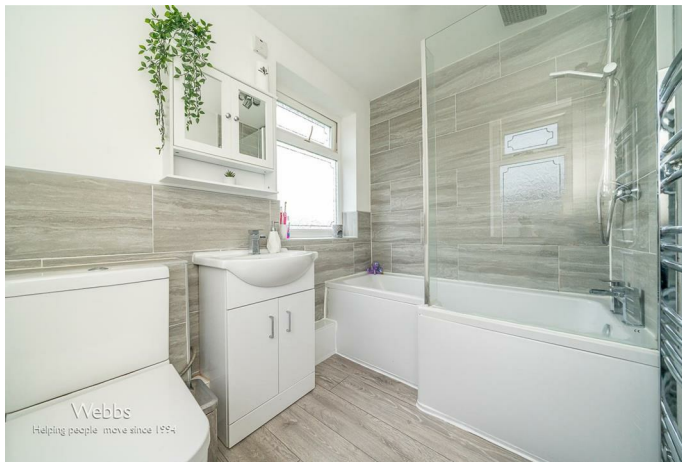
CONNECTIVITY:

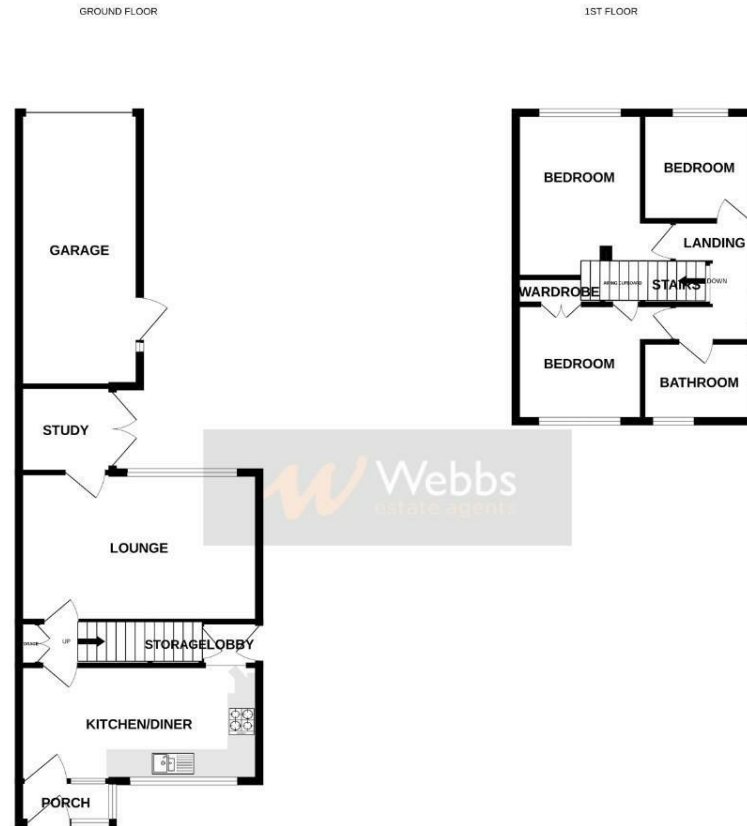
PARKING

COALFIELD OR MINING AREA

Identification checks - C







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.
Made with Metrcast ©2024

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 £/annum A</p> <p>125-150 £/annum B</p> <p>150-180 £/annum C</p> <p>180-220 £/annum D</p> <p>220-250 £/annum E</p> <p>250-300 £/annum F</p> <p>300+ £/annum G</p> | <p>84</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+ tCO₂/annum G</p> | <p>84</p> |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

