



Webbs
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Charlemonte Close | Hednesford, Cannock | WS12 2NH

Open To Offers £210,000

 **Webbs**
estate agents

Summary

**** NO CHAIN ** STUNNING EXTENDED KITCHEN ** SPACIOUS LOUNGE ** THREE BEDROOMS ** FAMILY BATHROOM ENCLOSED REAR GARDEN ** GENEROUS FORE GARDEN (POTENTIAL DRIVEWAY) GARAGE IN BLOCK ** ALLOCATED PARKING ** CLOSE TO LOCAL AMENITIES ** POPULAR LOCATION ****

WEBBS ESTATE AGENTS offer for sale this well-presented and extended three-bedroom mid-town house with allocated parking, situated in a popular location, being close to all local amenities, shops and good school catchment, Briefly comprising: an entrance porch leading to the spacious lounge with door to the FABULOUS extended kitchen diner. To the first floor, there are three bedrooms and a family bathroom, externally the property has an enclosed rear garden, generous fore garden, garage in block, and communal and allocated parking with the potential to add a driveway to the fore garden. VIEWING IS ADVISED !!

Key Features

Rooms and Dimensions

AWAITING VENDOR APPROVAL

ENTRANCE HALLWAY

LOUNGE

16'10" x 14'8" (5.14m x 4.48m)

EXTENDED KITCHEN DINER

17'8" x 13'10" (5.40m x 4.24m)

LANDING

BEDROOM ONE

11'9" x 8'6" (3.60m x 2.60m)

BEDROOM TWO

8'4" x 9'0" (2.56m x 2.76m)

BEDROOM THREE

8'8" x 5'10" (2.66m x 1.79m)

FAMILY BATHROOM

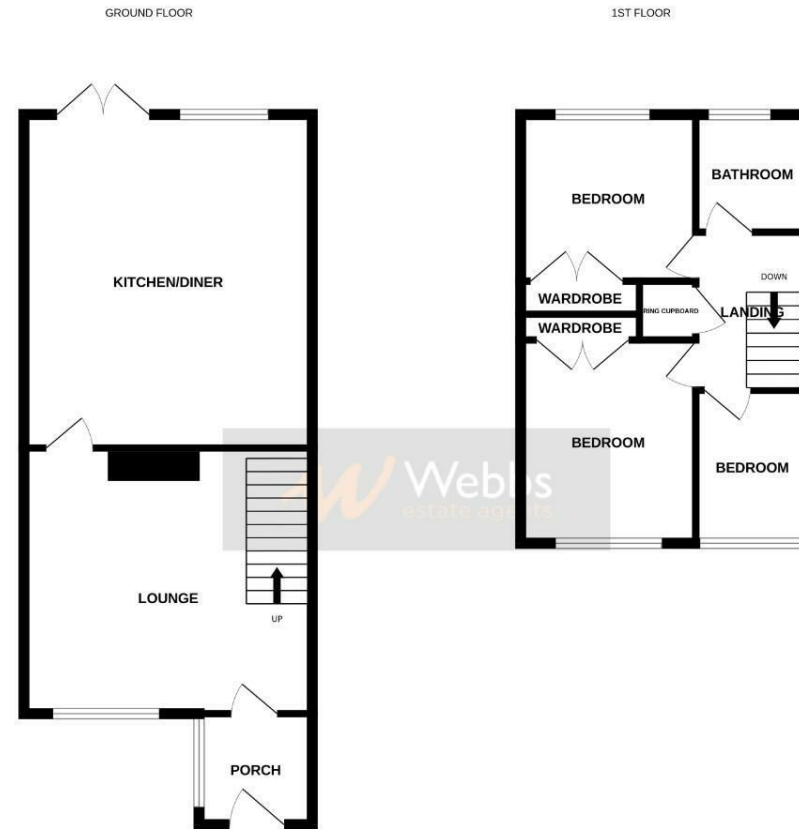
6'5" x 5'9" (1.96m x 1.76m)

FRONT & REAR GARDENS

GARAGE IN BLOCK







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.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| <p>Key Average Energy Use - lower energy costs</p> <p>100 kWh/m² A</p> <p>150 kWh/m² B</p> <p>200 kWh/m² C</p> <p>250 kWh/m² D</p> <p>300 kWh/m² E</p> <p>350 kWh/m² F</p> <p>400 kWh/m² G</p> <p>Not energy efficient - higher energy costs</p> | <p>89</p> | <p>Key Average Energy Use - lower CO₂ emissions</p> <p>100 g/m² A</p> <p>150 g/m² B</p> <p>200 g/m² C</p> <p>250 g/m² D</p> <p>300 g/m² E</p> <p>350 g/m² F</p> <p>400 g/m² G</p> <p>Not energy efficient - higher CO₂ emissions</p> | <p>77</p> |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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