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Silver Fir Close | Cannock | WS12 4SU

Offers Over £240,000

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Summary

**** WELL PRESENTED DETACHED HOME ** STUNNING CONSERVATORY ** TWO GENEROUS BEDROOMS ** QUIET LOCATION ** AMPLE PARKING ** MODERN KITCHEN DINER ** CLOSE TO CANNOCK CHASE ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** VIEWING STRONGLY ADVISED ****

Webbs Estate Agents are pleased to offer for sale a WELL PRESENTED AND DECEPTIVELY SPACIOUS detached home, offering easy access to Cannock Chase, excellent schools and transport links, ideal for Hednesford Town Centre and Train Station.

In brief consisting of entrance, spacious lounge, refitted modern breakfast kitchen, a stunning conservatory with glass roof that overlooks the rear garden.

To the first floor there are two generous bedrooms and modern family bathroom, externally the property has a low-maintenance rear garden with brick storage shed and patio seating area, ample off-road parking is provided by the garage and two driveways, EARLY VIEWING ADVISED TO FULLY APPRECIATE THE STANDARD AND LOCATION OF THE PROPERTY ON OFFER.

Key Features

- DETACHED HOME
- CLOSE TO CANNOCK CHASE
- GARAGE AND TWO DRIVEWAYS
- EXCELLENT SCHOOL CATCHMENTS
- QUIET LOCATION
- TWO GENEROUS BEDROOMS
- SPACIOUS LOUNGE
- ENVIABLE CONSERVATORY
- MODERN REFITTED KITCHEN AND BATHROOM
- VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE

LOUNGE

13'11" x 12'1" (4.26 x 3.7)

MODERN BREAKFAST KITCHEN

13'3" x 8'0" (4.06 x 2.44)

ENVIABLE CONSERVATORY

13'9" x 10'0" (4.21 x 3.07)

LANDING

BEDROOM ONE

20'10" x 10'0" (6.36 x 3.07)

BEDROOM TWO

10'2" x 7'1" (3.10 x 2.16)

MODERN FAMILY BATHROOM

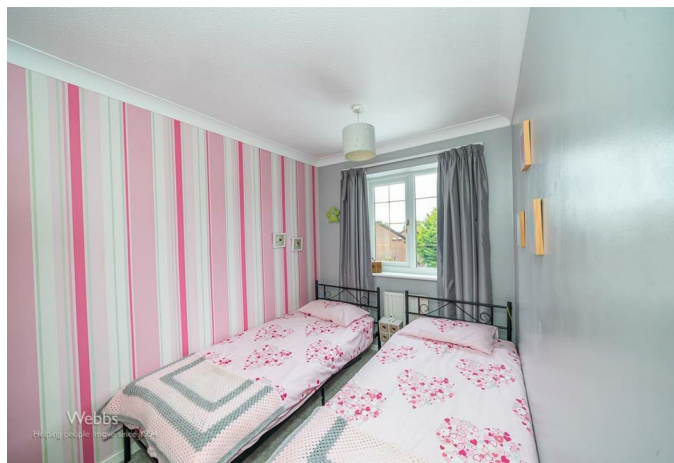
SINGLE GARAGE

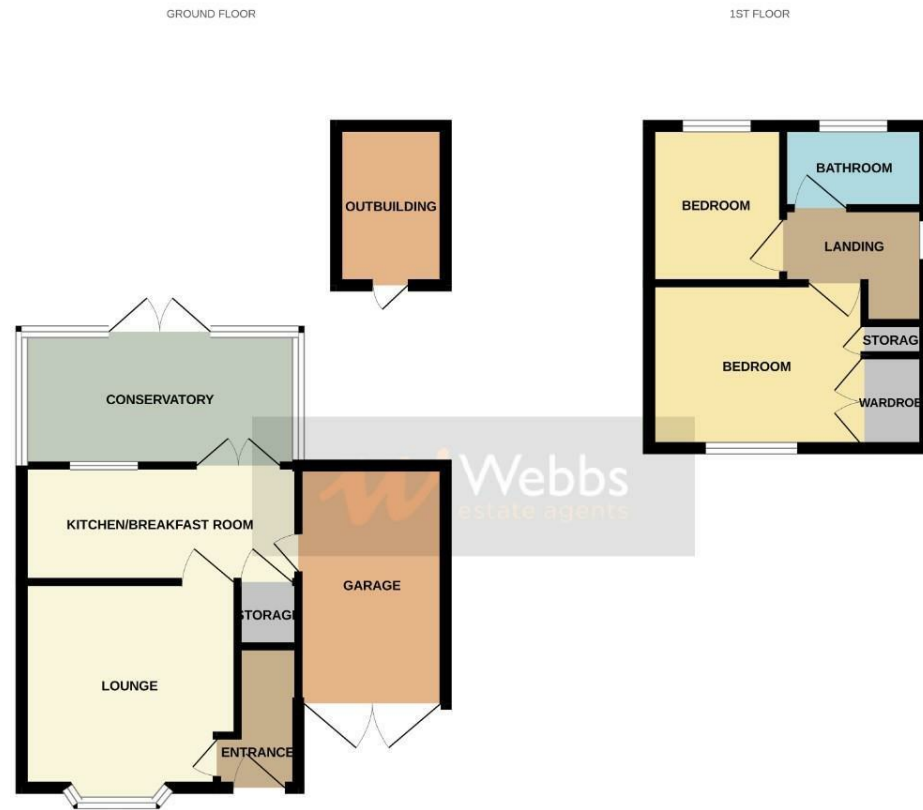
13'4" x 7'10" (4.07 x 2.39)

ENCLOSED LOW MAINTENANCE REAR GARDEN

TWO DRIVEWAYS







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 Rating - lower energy costs</p> <p>100-150 kWh/m²/year A</p> <p>150-200 kWh/m²/year B</p> <p>200-250 kWh/m²/year C</p> <p>250-300 kWh/m²/year D</p> <p>300-350 kWh/m²/year E</p> <p>350-400 kWh/m²/year F</p> <p>400+ kWh/m²/year G</p>	<p>85</p>	<p>Key Average Rating - lower CO₂ emissions</p> <p>100-150 g/m²/year A</p> <p>150-200 g/m²/year B</p> <p>200-250 g/m²/year C</p> <p>250-300 g/m²/year D</p> <p>300-350 g/m²/year E</p> <p>350-400 g/m²/year F</p> <p>400+ g/m²/year G</p>	<p>85</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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