



Webbs

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**Waveney Grove | Shoal Hill, Cannock | WS11 1NL**

**Offers In The Region Of £300,000**

 **Webbs**  
estate agents



## Summary

\*\* NO CHAIN \*\* POPULAR LOCATION \*\* DETACHED FAMILY HOME \*\* IN NEED OF UPGRADING \*\* FOUR BEDROOMS \*\* FAMILY BATHROOM \*\* LOUNGE DINER \*\* SNUG / DINING ROOM \*\* KITCHEN \*\* GUEST WC \*\* SHOWER ROOM \*\* SECLUDED REAR GARDEN \*\* PRIVATE DRIVEWAY \*\* GARAGE \*\*

Webbs Estate Agents have pleasure in offering this lovely detached family home, situated in a popular cul de sac location in Shoal Hill, in need of upgrading and being close to all local amenities and good schools. Briefly comprising: entrance hallway, lounge diner, snug/dining room, kitchen, rear lobby, guest WC, and shower room. On the first floor, the landing leads to four bedrooms and a family bathroom. Externally there is a private driveway, garage and secluded rear garden.

## Key Features

- NO CHAIN
- DETACHED FAMILY HOME
- SPACIOUS LOUNGE DINER
- KITCHEN, REAR LOBBY
- GARAGE, PRIVATE DRIVEWAY
- IN NEED OF UPGRADING
- FOUR BEDROOMS & BATHROOM
- SNUG / DINING ROOM
- GUEST WC & SHOWER ROOM
- SECLUDED GARDENS

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

### ENTRANCE HALLWAY

### SNUG / DINING ROOM

16'4" x 7'5" (4.99m x 2.28m)

### LOUNGE DINER

27'8" x 10'2" (8.45m x 3.10m)

### KITCHEN

16'0" x 7'3" (4.88m x 2.23m)

### REAR LOBBY

### SHOWER ROOM

### GUEST WC

### LANDING

### BEDROOM ONE

11'10" x 8'9" (3.61m x 2.69m)

### BEDROOM TWO

11'11" x 8'8" (3.64m x 2.65m)

### BEDROOM THREE

10'0" x 8'10" (3.05m x 2.70m)

### BEDROOM FOUR

8'8" x 7'0" (2.66m x 2.14m)

### BATHROOM

8'7" x 5'9" (2.62m x 1.77m)

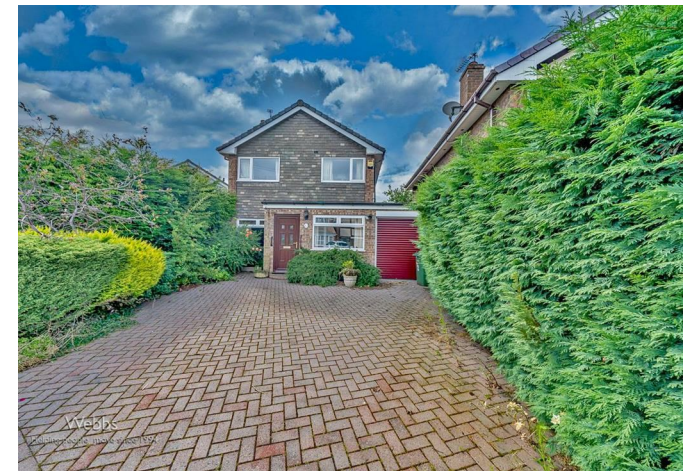
### SECLUDED REAR GARDEN

### PRIVATE DRIVEWAY

### GARAGE

22'1" x 8'0" (6.74m x 2.44m)

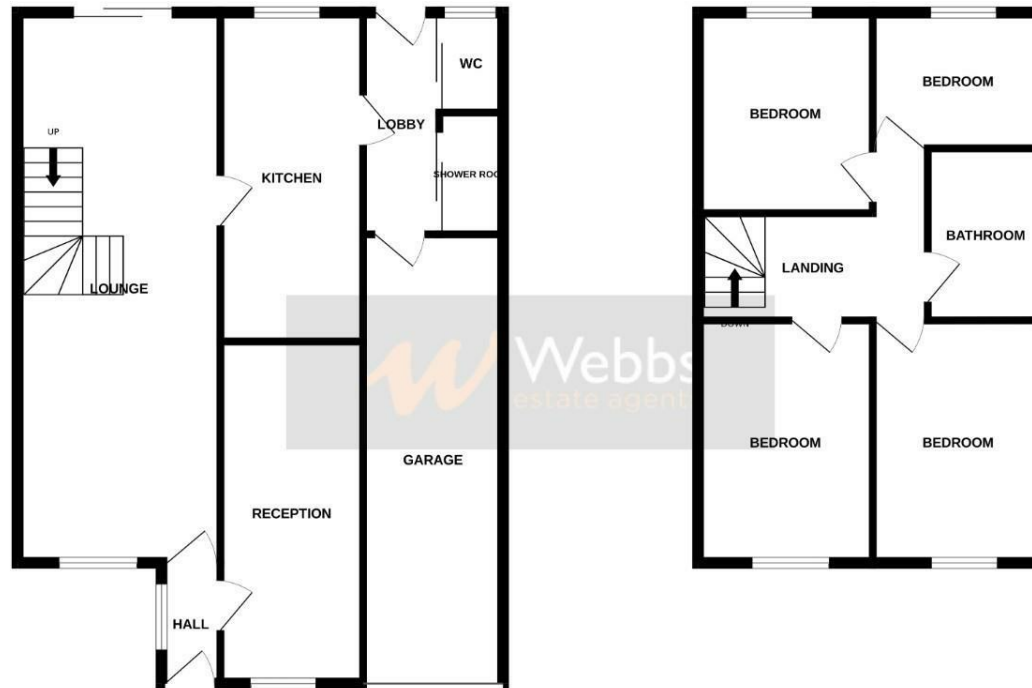
### Identification checks - C





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.

| Energy Efficiency Rating   |                         | Environmental Impact (CO <sub>2</sub> ) Rating  |                         |
|--|-------------------------|---|-------------------------|
| Current  | Potential               | Current   | Potential               |
| Best Available Market - Best Energy Costs<br>100-105 kWh/m <sup>2</sup> /year<br>105-110 kWh/m <sup>2</sup> /year<br>110-120 kWh/m <sup>2</sup> /year<br>120-135 kWh/m <sup>2</sup> /year<br>135-150 kWh/m <sup>2</sup> /year<br>150-175 kWh/m <sup>2</sup> /year<br>175-200 kWh/m <sup>2</sup> /year<br>200+ kWh/m <sup>2</sup> /year | 79                      | Best Available Market - Best CO <sub>2</sub> emissions<br>100-105 g/m <sup>2</sup> /year<br>105-110 g/m <sup>2</sup> /year<br>110-120 g/m <sup>2</sup> /year<br>120-135 g/m <sup>2</sup> /year<br>135-150 g/m <sup>2</sup> /year<br>150-175 g/m <sup>2</sup> /year<br>175-200 g/m <sup>2</sup> /year<br>200+ g/m <sup>2</sup> /year | 79                      |
| England & Wales  | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |