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Claygate Road | Wimblebury, Cannock | WS12 2RN  
Offers In Excess Of £169,950



## Summary

**\*\* THREE BEDROOMS \*\* LOUNGE DINER \*\* BREAKFAST KITCHEN \*\* ENCLOSED REAR GARDEN \*\* GARAGE AND PARKING SPACE TO THE REAR \*\* EXCELLENT SCHOOL CATCHMENTS \*\* IDEAL FOR TRANSPORT LINKS, LOCAL SHOPS AND AMENITIES \*\***

Webbs Estate Agents offer for sale a three bedroom property terraced home within excellent school catchments, ideal for local shops and amenities and having excellent transport links.

In brief consisting of entrance hallway, breakfast kitchen, lounge diner with patio door to the rear garden, on the first floor three bedrooms and family bathroom.

Externally the property has enclosed rear garden with gated access to rear parking via a single garage in a block and parking space, viewing is via the agent on 01543 468846

## Key Features

- THREE BEDROOMS
- BREAKFAST KITCHEN
- EXCELLENT SCHOOL CATCHMENTS
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- VIEWING VIA AGENT ON 01543 468846
- LOUNGE DINER
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY TO THE REAR
- GOOD TRANSPORT LINKS

## Rooms and Dimensions

### Entrance Hallway

### Kitchen Diner

11'7" x 9'2" (3.54 x 2.80)

### Lounge Diner

15'10" x 13'8" (4.85 x 4.17)

### Landing

### Bedroom One

10'10" x 9'6" (3.32 x 2.90)

### Bedroom Two

13'8" x 9'5" (4.19 x 2.88)

### Bedroom Three

8'5" x 6'4" (2.59 x 1.95)

### Family Bathroom

8'3" x 6'0" (2.53 x 1.83)

### Enclosed Rear Garden

### Front Garden

### Garage at the Rear

**For a Viewing Please Call 01543 468846**

### COAL MINING

### CONNECTIVITY:

### PARKING

### PROPERTY TYPE & CONSTRUCTION

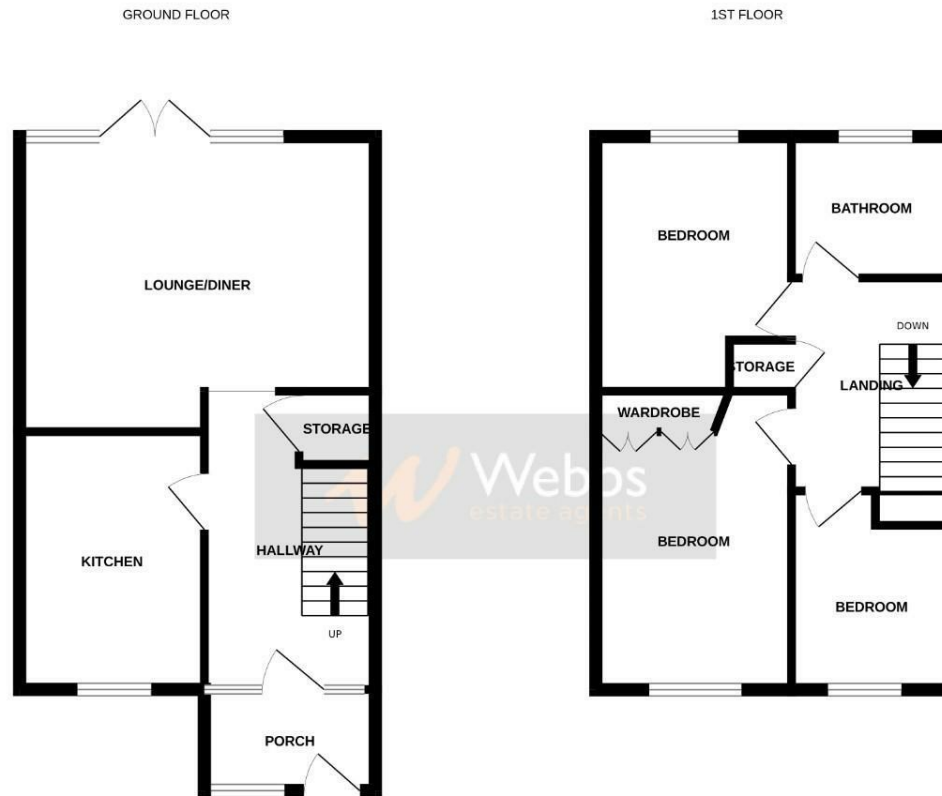
### ROOMS

### UTILITIES

### Identification checks - C



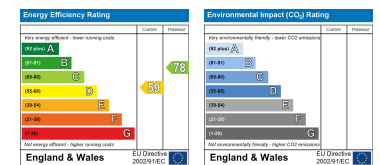




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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Please contact us on 01543 468846 if you wish to arrange a viewing appointment for this property or require further information.

Webbs Estate Agents - WS11 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.



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