



Anglesey Street | Cannock | WS12 1DN

Offers In Excess Of £180,000



Summary

** SHOWHOME STANDARD ** BEAUTIFULLY PRESENTED ** IDEAL FIRST HOME/INVESTMENT ** TWO BEDROOMS ** MODERN REFITTED KITCHEN DINER ** GREAT LOCAL AMENITIES ** FULLY REFURBISHED BY ITS CURRENT OWNERS ** EARLY VIEWING ADVISED **

WEBBS ESTATE AGENTS are thrilled to bring to the market this STUNNING FULLY RENOVATED TWO-BEDROOM TERRACE HOME set within a popular residential development, located right within Hednesford town benefiting from excellent amenities including schools, shops, supermarkets, restaurants, transport links with Hednesford Train Station right over the road having routes directly into Birmingham City Centre.

Internally the property boasts a spacious modern lounge with paneling and double doors to a modern refitted kitchen diner, having BOILING WATER TAP, double sink and integrated appliances, with an external door to the communal gardens.

The first-floor accommodation features TWO bedrooms with newly fitted full-length wardrobes in the main bedroom and a built-in double wardrobe to the second bedroom, a modern shower room, the loft space is boarded, with electric and lighting and can be accessed via aluminum loft ladders. Externally there is allocated parking and lovely communal surroundings.

An ideal home for a first-time buyer, investor, or downsizer that has been tastefully renovated throughout, Please note there is no central heating to the property but there are brand new electric heaters installed. EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT

Key Features

- SHOWHOME STANDARD HOME
- FABULOUS LOCATION
- TWO BEDROOMS
- SPACIOUS LOUNGE
- COMMUNAL GARDENS
- HIGH SPECIFICATION
- HEDNESFORD TOWN CENTRE
- REFITTED SHOWER ROOM
- REFITTED KITCHEN DINER
- ALLOCATED PARKING

Rooms and Dimensions

SPACIOUS LOUNGE

12'8" x 15'7" (3.87m x 4.76m)

STUNNING KITCHEN DINER

12'8" x 9'9" (3.87m x 2.99m)

LANDING

BEDROOM ONE

12'7" into wardrobes x 11'10" (3.85m into wardrobes x 3.63m)

BEDROOM TWO

13'0" max x 6'4" (3.98m max x 1.95m)

REFITTED SHOWER ROOM

6'8" x 6'4" (2.04m x 1.95m)

ALLOCATED PARKING

COMMUNAL GARDENS





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 ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: A 100-105 kWh/m ² per year (excluding water heating)	Energy Efficiency Rating: B 80-100 kWh/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: B 100-110 g/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: B 80-100 g/m ² per year (excluding water heating)
Energy Efficiency Rating: B 80-100 kWh/m ² per year (excluding water heating)	Energy Efficiency Rating: C 60-80 kWh/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: C 110-130 g/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: C 100-110 g/m ² per year (excluding water heating)
Energy Efficiency Rating: C 60-80 kWh/m ² per year (excluding water heating)	Energy Efficiency Rating: D 40-60 kWh/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: D 130-150 g/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: D 110-130 g/m ² per year (excluding water heating)
Energy Efficiency Rating: D 40-60 kWh/m ² per year (excluding water heating)	Energy Efficiency Rating: E 20-40 kWh/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: E 150-170 g/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: E 130-150 g/m ² per year (excluding water heating)
Energy Efficiency Rating: E 20-40 kWh/m ² per year (excluding water heating)	Energy Efficiency Rating: F 10-20 kWh/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: F 170-200 g/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: F 150-170 g/m ² per year (excluding water heating)
Energy Efficiency Rating: F 10-20 kWh/m ² per year (excluding water heating)	Energy Efficiency Rating: G 0-10 kWh/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: G 200+ g/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: G 170-200 g/m ² per year (excluding water heating)
Energy Efficiency Rating: G 0-10 kWh/m ² per year (excluding water heating)	Energy Efficiency Rating: G 0-10 kWh/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: G 200+ g/m ² per year (excluding water heating)	Environmental Impact (CO ₂) Rating: G 200+ g/m ² per year (excluding water heating)

153 Avon Road, Cannock, WS11 1LF

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

