



Webbs

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Sunny View , Hill Street | Cannock | WS12 1EA

£175,000

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estate agents

Summary

**** IMPRESSIVE GROUND FLOOR APARTMENT ** NO ONWARD CHAIN ** POPULAR AND CONVENIENT LOCATION ** GENEROUSLY SIZED LIVING ACCOMMODATION THROUGHOUT ** STUNNING OPEN PLAN MAIN LIVING DINING ROOM WITH BEAUTIFUL ARCHED FEATURE WINDOWS ** TWO DOUBLE BEDROOMS ** MODERN BATHROOM ** MODERN WELL EQUIPPED KITCHEN ** ENCLOSED GARDEN ** ALLOCATED PARKING SPACE ** IDEAL FOR TRAIN STATION AND TOWN CENTRE ** VIEWING WILL BE ESSENTIAL ** NO SERVICE CHARGES OR MAINTENANCE FEES ****

Webbs Estate Agents are pleased to offer for sale this SPACIOUS GROUND FLOOR APARTMENT maintained to a good standard and is well presented throughout, offering easy access to Hednesford Town Centre, Train Station, Cannock Chase, excellent school catchments and transport links.

In brief the property has an entrance hallway with doors off to two good-sized bedrooms, a modern bathroom, the STUNNING LARGE LIVING ROOM DINING SPACE which has a lounge, dining area and a modern well-equipped kitchen with integrated appliances and breakfast bar, the property has an enclosed garden which is low maintenance and allocated parking at the rear.

VIEWING IS THE ONLY WAY TO FULLY APPRECIATE THE SIZE, STANDARD AND LOCATION OF THE PROPERTY ON OFFER.

Key Features

- IMPRESSIVE MODERN GROUND FLOOR APARTMENT
- CONVENIENT AND POPULAR LOCATION WITH EASY ACCESS TO TRAIN STATION
- STUNNING OPEN PLAN LIVING DINING ROOM WITH FITTED KITCHEN
- ALLOCATED PARKING BAY
- NO SERVICE CHARGES OR MAINTENANCE FEES
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- ENCLOSED GARDEN
- EARLY VIEWING ADVISED

Rooms and Dimensions

Reception hall

Bedroom one

11'4" x 9'6" (3.47m x 2.91m)

Bathroom

6'7" x 6'1" (2.01m x 1.86m)

Bedroom two

10'5" x 8'11" (3.20m x 2.72m)

Open plan living dining room and kitchen

Living dining area

28'3" x 10'11" (8.63m x 3.35m)

Modern kitchen area

12'7" x 10'5" (3.84m x 3.18m)

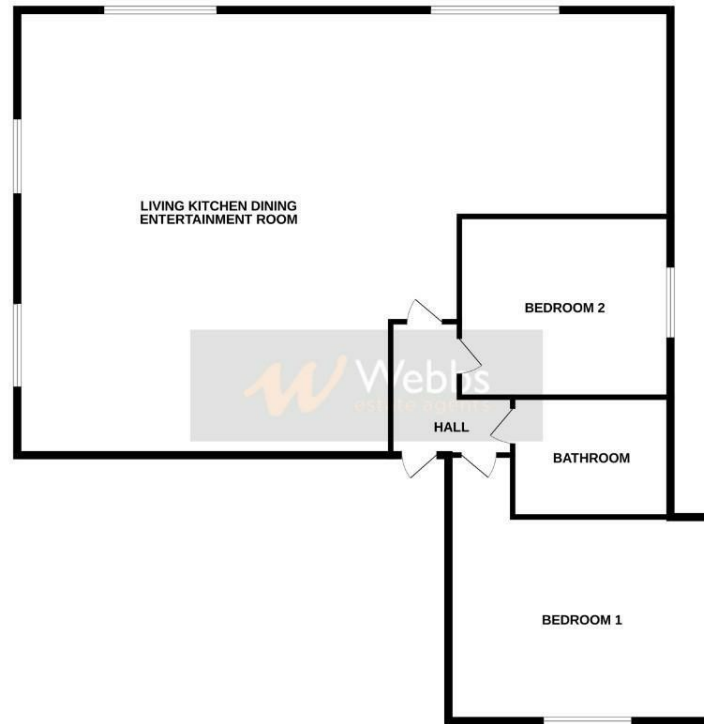
Allocated parking bay

Enclosed low maintenance garden





GROUND 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
<p>Key Average Energy Cost - lower energy costs</p> <p>100-125 kWh/m²/year A</p> <p>125-150 kWh/m²/year B</p> <p>150-180 kWh/m²/year C</p> <p>180-220 kWh/m²/year D</p> <p>220-255 kWh/m²/year E</p> <p>255-300 kWh/m²/year F</p> <p>300+ kWh/m²/year G</p> <p>Not energy efficient - higher energy costs</p>	<p>78</p> <p>78</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>10-15 tCO₂/year A</p> <p>15-20 tCO₂/year B</p> <p>20-25 tCO₂/year C</p> <p>25-30 tCO₂/year D</p> <p>30-35 tCO₂/year E</p> <p>35-40 tCO₂/year F</p> <p>40+ tCO₂/year G</p> <p>Not energy efficient - higher CO₂ emissions</p>	<p>78</p> <p>78</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC