



**Cannock Road | Cannock | WS11 5BZ**

**Offers In The Region Of £150,000**



## Summary

\*\* TWO DOUBLE BEDROOMS \*\* FIRST FLOOR BATHROOM \*\* LARGE REAR GARDEN \*\* TWO GENEROUS RECEPTION ROOMS \*\* CLOSE TO LOCAL SHOPS AND AMENITIES \*\* IDEAL FOR FIRST TIME BUYERS OR AN INVESTMENT \*\* IN NEED OF COSMETIC IMPROVEMENT \*\* VIEWING ADVISED \*\*

Webbs Estate Agents are pleased to offer for sale a traditional end terraced home with easy access to schools, transport links, local shops and amenities, the property needs cosmetic improvement but the windows and heating system have been done.

In brief consisting of two generous reception rooms, kitchen and a cellar, the first floor has two double bedrooms and a bathroom which is accessed via bedroom two.

Externally the property has a large rear garden, viewing is advised to see the size and potential of this traditional property.

## Key Features

- TRADITIONAL END TERRACED HOME
- LARGE REAR GARDEN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- TWO GENEROUS RECEPTION ROOMS
- VIEWING ADVISED
- TWO DOUBLE BEDROOMS
- CELLAR
- IN NEED OF COSMETIC IMPROVEMENT
- IDEAL FOR SCHOOLS AND TRANSPORT LINKS
- IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY

## Rooms and Dimensions

### FRONT RECEPTION ROOM

11'7" x 11'6" (3.534 x 3.514)

### INNER HALLWAY AND DOOR TO THE CELLAR

### REAR RECEPTION ROOM

11'8" x 11'6" (3.559 x 3.515)

### KITCHEN

10'7" x 6'7" (3.226 x 2.014)

### LANDING

### BEDROOM ONE

11'7" x 11'7" (3.533 x 3.541)

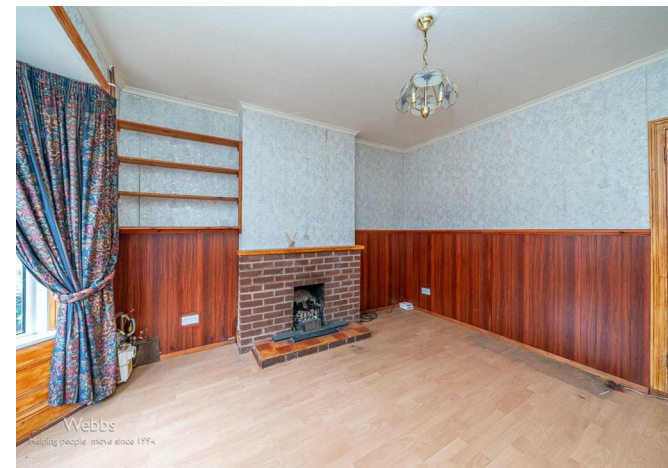
### BEDROOM TWO

11'7" x 11'7" (3.549 x 3.535)

### BATHROOM ( ACCESSED VIA BEDROOM TWO)

10'7" x 6'7" (3.230 x 2.009)

### LARGE REAR GARDEN







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.  
Made with Metropix 62024

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
<p>Key Average Energy Cost - lower energy costs</p> <p>100-125 £/annum <b>A</b></p> <p>125-150 £/annum <b>B</b></p> <p>150-180 £/annum <b>C</b></p> <p>180-220 £/annum <b>D</b></p> <p>220-255 £/annum <b>E</b></p> <p>255-300 £/annum <b>F</b></p> <p>300-350 £/annum <b>G</b></p>	<p>87</p>	<p>Key Average Energy Cost - lower CO<sub>2</sub> emissions</p> <p>100-125 £/annum <b>A</b></p> <p>125-150 £/annum <b>B</b></p> <p>150-180 £/annum <b>C</b></p> <p>180-220 £/annum <b>D</b></p> <p>220-255 £/annum <b>E</b></p> <p>255-300 £/annum <b>F</b></p> <p>300-350 £/annum <b>G</b></p>	<p>65</p>
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	<p>EU Directive 2002/91/EC</p>	<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	<p>EU Directive 2002/91/EC</p>