



Cannock Road | Cannock | WS11 5BZ

Auction Guide £120,000



Summary

** FOR SALE BY MODERN METHOD OF AUCTION ** 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 ** BUYER FEES APPLY ** SUBJECT TO A RESERVE PRICE **

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. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. For a viewing call us on 01543 468846.

Key Features

- TRADITIONAL END TERRACED HOME
- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- TWO GENEROUS RECEPTION ROOMS, CELLAR
- LARGE REAR GARDEN
- TWO DOUBLE BEDROOMS
- BUYERS FEE APPLY, SUBJECT TO RESERVE PRICE
- IN NEED OF COSMETIC IMPROVEMENT
- IDEAL FOR SHCOOLS 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

Auctioneers comments

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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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 Rating - lower energy costs</p> <p>87 (A)</p> <p>85 (B)</p> <p>83 (C)</p> <p>81 (D)</p> <p>79 (E)</p> <p>77 (F)</p> <p>75 (G)</p> | <p>87</p> | <p>Key Environmental Impact - lower CO₂ emissions</p> <p>100 (A)</p> <p>95 (B)</p> <p>90 (C)</p> <p>85 (D)</p> <p>80 (E)</p> <p>75 (F)</p> <p>70 (G)</p> | <p>87</p> |
| <p>England & Wales EU Directive 2002/91/EC</p> | | <p>England & Wales EU Directive 2002/91/EC</p> | |

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