



Cannock Road | Cannock | WS12 3HA

£1,650 PCM



## Summary

Webbs Estate Agents are pleased to present this expansive detached family home, situated in a sought-after location within a prime school catchment area and overlooking open fields.

This sizeable home of grand proportions comprises an entrance porch, a through hallway, a guest WC, a generous lounge, a dining room leading to a spacious kitchen, a larger-than-average snooker/games room, and a utility room.

On the first floor, there is a formal landing leading to five double bedrooms, a family bathroom, and a shower room.

Externally, the property features a private rear garden and a spacious driveway.

Internal inspection is highly advised to appreciate the size of this family home.

## Key Features

- OUTSTANDING POTENTIAL
- NO UPWARD CHAIN
- OPEN VIEWS TO FRONT ELEVATION
- VIEWING IS ESSENTIAL
- DECEPTIVELY SPACIOUS

## Rooms and Dimensions

### PROPERTY DETAILS:

#### ENTRANCE PORCH

#### THROUGH HALLWAY

#### GUEST WC

#### LOUNGE

28'4" x 13'10" (8.66m x 4.24m)

#### GAMES ROOM

18'2" x 18'9" (5.56m x 5.74m)

#### GENEROUS KITCHEN DINER

18'2" x 13'5" (5.56m x 4.1m)

#### UTILITY ROOM

20'6" x 7'10" (6.25m x 2.39m)

#### LANDING

#### BEDROOM ONE

13'10" x 13'10" (4.24m x 4.24m)

#### BEDROOM TWO

13'10" x 14'0" max (4.24m x 4.27m max)

#### BEDROOM THREE

13'3" x 13'5" (4.06m x 4.11m)

#### BEDROOM FOUR

10'0" x 18'9" max (3.07m x 5.74m max)

#### BEDROOM FIVE

14'5" x 7'10" (4.4m x 2.39m)

#### FAMILY BATHROOM

#### SHOWER ROOM

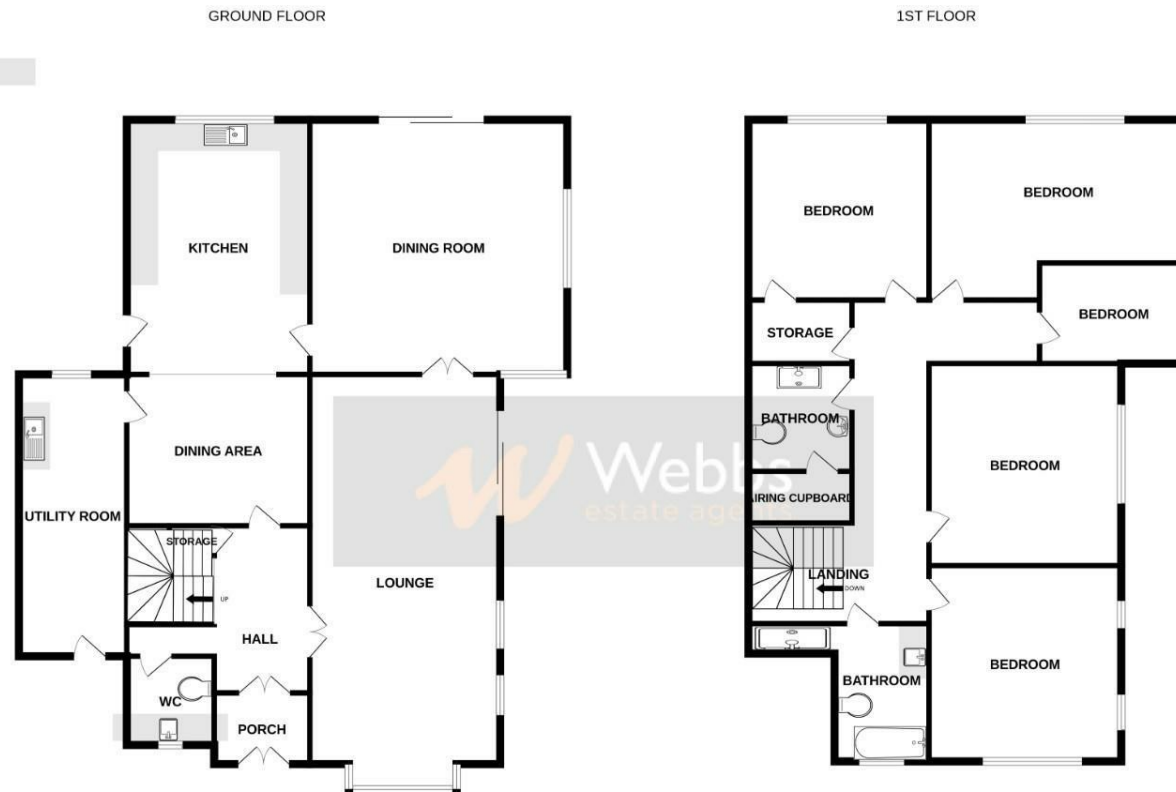
#### GENEROUS DRIVEWAY

#### PRIVATE DRIVEWAY

#### Please Note







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 ©2023

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
Best energy efficiency - lower energy costs <b>92-100</b> <b>A</b> 85-91 <b>B</b> 79-84 <b>C</b> 73-78 <b>D</b> 67-72 <b>E</b> 61-66 <b>F</b> 55-60 <b>G</b>	68 77	Best environmental impact - lower CO <sub>2</sub> emissions 100-105 <b>A</b> 95-100 <b>B</b> 90-95 <b>C</b> 85-90 <b>D</b> 80-85 <b>E</b> 75-80 <b>F</b> 70-75 <b>G</b>	68 77
<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>	

153 Avon Road, Cannock, WS11 1LF

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

