



Webbs

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The Brambles | Norton Canes, Cannock | WS11 9FD

Offers In The Region Of £250,000

 **Webbs**
estate agents

Summary

**** WOW ** NO CHAIN ** LOVELY EXTENDED HOME ** POPULAR LOCATION ** VIEWING IS ESSENTIAL ** DECEPTIVELY SPACIOUS ** THREE / FOUR BEDROOMS ** REFITTED SHOWER ROOM ** GUEST WC ** KITCHEN ** GENEROUS LOUNGE DINER ** CONSERVATORY ** FAMILY ROOM/ BEDROOM FOUR ** FRONT & REAR LANDSCAPED GARDENS ** PRIVATE DRIVEWAY ****

Webbs Estate Agents have pleasure in offering this deceptively spacious extended family home, situated in a popular location, being close to all local amenities, shops and schools. This beautiful home comprises: a through hallway, guest WC, kitchen, lounge diner, conservatory and a generous family room/bedroom four. On the first floor, the landing leads to three bedrooms and a REFITTED family bathroom. Externally there is a private driveway, and gardens to front, rear and side elevations with the potential for further parking. **VIEWING IS ADVISED !!**

Key Features

- EXTENDED FAMILY HOME
- POPULAR LOCATION
- REFITTED SHOWER ROOM
- LOUNGE DINER & CONSERVATORY
- GENEROUS GARDENS
- VIEWING IS ESSENTIAL
- THREE / FOUR BEDROOMS
- MODERN KITCHEN & GUEST WC
- FAMILY ROOM / BEDROOM FOUR
- PRIVATE DRIVEWAY

Rooms and Dimensions

AWAITING VENDOR APPROVAL

THROUGH HALLWAY

GUEST WC

KITCHEN

8'11" x 7'8" (2.72m x 2.34m)

GENEROUS LOUNGE DINER

15'3" x 14'9" (4.67m x 4.52m)

CONSERVATORY

14'2" x 8'11" (4.32m x 2.74m)

FAMILY ROOM / BEDROOM FOUR

16'2" x 7'8" (4.95m x 2.34m)

LANDING

BEDROOM ONE

12'2" x 8'0" (3.71m x 2.46m)

BEDROOM TWO

13'5" x 8'0" (4.11m x 2.46m)

BEDROOM THREE

8'9" x 6'5" (2.67m x 1.96m)

REFITTED SHOWER ROOM

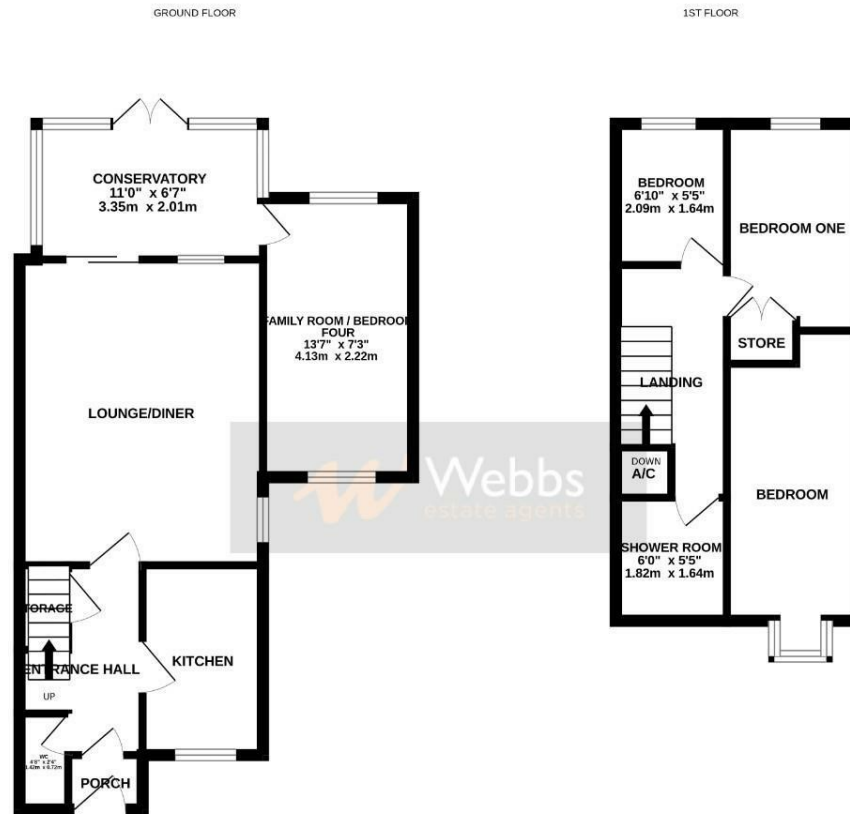
6'5" x 5'6" (1.96m x 1.68m)

FRONT, SIDE AND REAR GARDENS

PRIVATE DRIVEWAY







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 Annual Total Energy Costs</p> <p>10000 A</p> <p>10500 B</p> <p>10900 C</p> <p>11300 D</p> <p>11700 E</p> <p>12100 F</p> <p>12500 G</p>	<p>82</p>	<p>Key Annual CO₂ emissions</p> <p>10000 A</p> <p>10500 B</p> <p>11000 C</p> <p>11500 D</p> <p>12000 E</p> <p>12500 F</p> <p>13000 G</p>	<p>67</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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