



Apollo Close | Cannock | WS11 5TS

Offers Over £210,000

 **Webbs**  
estate agents



## Summary

**\*\* WOW \*\* SPACIOUS SEMI DETACHED HOME \*\* POPULAR LOCATION \*\* INTERNAL VIEWING IS ESSENTIAL \*\* WELL PRESENTED THROUGHOUT \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* LOUNGE DINER \*\* SITTING ROOM \*\* KITCHEN \*\* UTILITY ROOM \*\* LANDSCAPED GARDENS \*\* BLOCK PAVED DRIVEWAY \*\***

Webbs Estate Agents have pleasure in offering this spacious semi-detached family home, situated in a popular location, close to all local amenities, shops, and schools. Briefly comprising: hallway, spacious lounge diner, sitting room/playroom, kitchen and utility room. On the first floor, the landing leads to three bedrooms and a family bathroom. Externally the extensive block paved drive provides ample of road parking for several vehicles, a fully enclosed landscaped rear garden.

## Key Features

- SEMI DETACHED HOME
- FAMILY BATHROOM
- LOUNGE DINER
- UTILITY ROOM
- BLOCK PAVED DRIVEWAY
- THREE BEDROOMS
- SITTING / PLAY ROOM
- MODERN KITCHEN
- LANDSCAPED REAR GARDEN
- VIEWING ADVISED

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

#### HALLWAY

#### SITTING / PLAY ROOM

15'1" x 7'6" (4.61m x 2.29m)

#### L SHAPED LOUNGE DINER

16'0" max x 17'1" max (4.88m max x 5.22m max)

#### KITCHEN

8'8" x 6'10" (2.66m x 2.09m)

#### UTILITY ROOM

9'10" x 6'11" (3.0m x 2.13m)

#### LANDING

#### BEDROOM ONE

11'11" x 10'5" (3.64m x 3.19m)

#### BEDROOM TWO

12'1" x 8'2" (3.69m x 2.49m)

#### BEDROOM THREE

10'2" x 6'4" (3.12m x 1.95m)

#### FAMILY BATHROOM

8'5" x 5'6" (2.59m x 1.69m)

#### LANDSCAPED REAR GARDEN

#### BLOCK PAVED DRIVEWAY

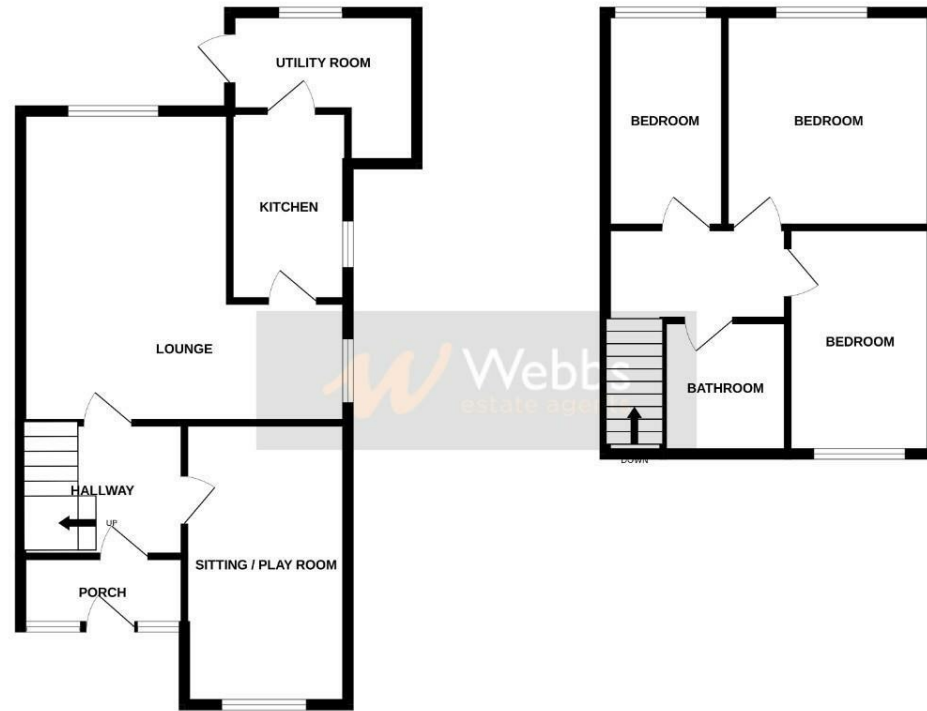






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Use per energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup>/year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup>/year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup>/year <b>F</b></p> <p>400-450 kWh/m<sup>2</sup>/year <b>G</b></p>	<p>73</p>	<p>Key annual CO<sub>2</sub> emissions per CO<sub>2</sub> emissions</p> <p>10-35 tCO<sub>2</sub>/year <b>A</b></p> <p>35-50 tCO<sub>2</sub>/year <b>B</b></p> <p>50-65 tCO<sub>2</sub>/year <b>C</b></p> <p>65-80 tCO<sub>2</sub>/year <b>D</b></p> <p>80-95 tCO<sub>2</sub>/year <b>E</b></p> <p>95-110 tCO<sub>2</sub>/year <b>F</b></p> <p>110-125 tCO<sub>2</sub>/year <b>G</b></p>	<p>73</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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