



Claygate Road | Cannock | WS12 2RN

£260,000

 **Webbs**
estate agents

Summary

**** EXTENDED LINK DETACHED HOME ** THREE BEDROOMS ** SPACIOUS LOUNGE ** DINING ROOM ** KITCHEN AND UTILITY ROOM ** CONSERVATORY ** ENCLOSED REAR GARDEN ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** CLOSE TO CANNOCK CHASE ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a spacious link detached home offering excellent school catchments, transport links, local shops and amenities, this property also offers easy access to Cannock Chase and nature walks.

In brief consisting of entrance porch and hallway, a spacious lounge with an opening into the dining room with patio doors to the conservatory, kitchen, utility room, integral garage.

To the first floor there are three bedrooms and family bathroom, externally the rear garden is set on 2 levels, ample off-road parking is provided by a block paved driveway and garage, VIEWING ADVISED TO APPRECIATE LOCATION AND SIZE. Lease 937 years and charge £65 per year

Key Features

- EXTENDED LINK DETACHED HOME
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- TWO RECEPTION ROOMS
- VIEWING RECOMMENDED
- THREE BEDROOMS
- REAR GARDEN SET ON 2 LEVELS
- CLOSE TO CANNOCK CHASE
- AMPLE OFF ROAD PARKING
- LEASE 937 YEARS REMAINING

Rooms and Dimensions

Entrance Porch and Hall

Lounge

13'6" x 12'5" (4.14m x 3.8m)

Dining Room

10'11" x 8'10" (3.33m x 2.71m)

Conservatory

9'11" x 8'10" (3.04m x 2.71m)

Kitchen

10'11" x 6'6" (3.33m x 1.99m)

Utility Room

10'11" x 7'7" max (3.33m x 2.32 max)

Landing

Bedroom One

12'7" x 9'4" (3.84m x 2.87m)

Bedroom Two

10'3" x 9'4" (3.14m x 2.87m)

Bedroom Three

9'8" x 6'5" (2.97m x 1.97m)

Bathroom

6'2" x 6'5" (1.9m x 1.97m)

Garage

17'5" x 7'7" (5.32m x 2.32m)

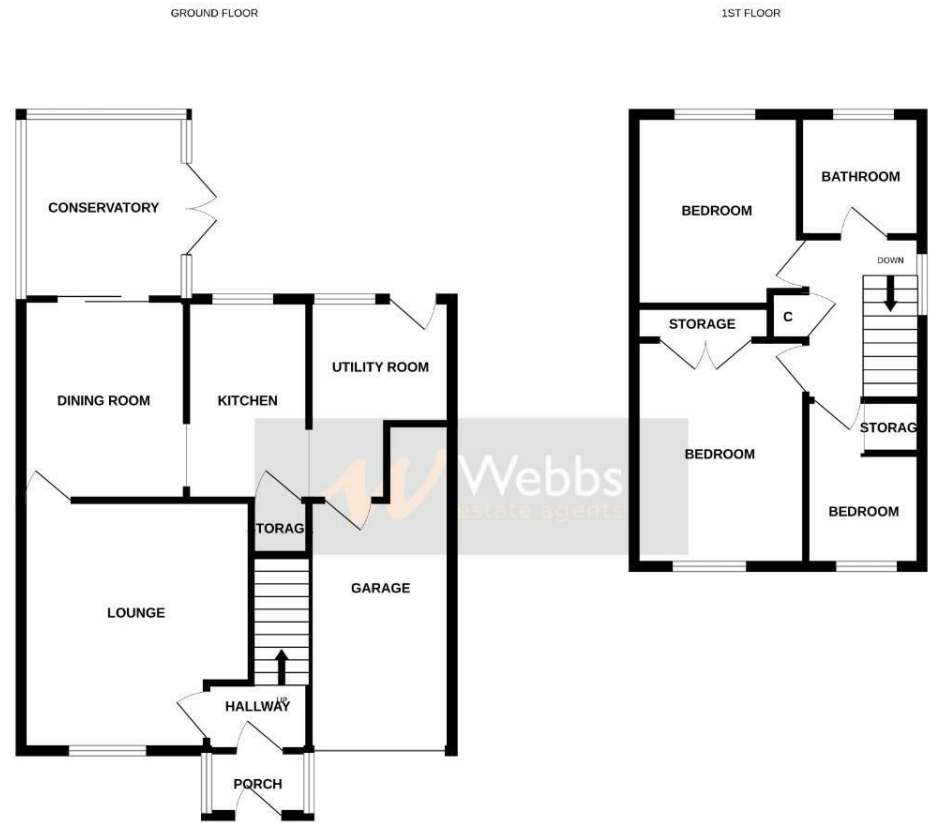
Enclosed Rear Garden

Block Paved Driveway

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 errors, 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 Energy Cost - lower energy costs</p> <p>100-150 kWh/m²/year A</p> <p>150-200 kWh/m²/year B</p> <p>200-250 kWh/m²/year C</p> <p>250-300 kWh/m²/year D</p> <p>300-350 kWh/m²/year E</p> <p>350-400 kWh/m²/year F</p> <p>400-450 kWh/m²/year G</p>	<p>80</p>	<p>Key Average Energy Cost - lower CO₂ emissions</p> <p>100-150 g/m²/year A</p> <p>150-200 g/m²/year B</p> <p>200-250 g/m²/year C</p> <p>250-300 g/m²/year D</p> <p>300-350 g/m²/year E</p> <p>350-400 g/m²/year F</p> <p>400-450 g/m²/year G</p>	<p>80</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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