



Beau Court | Cannock | WS11 6UW

£995 PCM

 **Webbs**
estate agents

Summary

Webbs Estate Agents are pleased to offer this spacious end terrace house, conveniently located near Cannock Town Centre. Situated close to amenities including the McArthurGlen Designer Outlet, as well as public transportation and major road networks.

In summary, the property features; an entrance hallway, guest wc, spacious kitchen/diner, family lounge, and conservatory. On the first floor, there are three generous bedrooms, a family bathroom, and plenty of storage space.

Early enquiries are recommended to avoid disappointment.

Key Features

- Deceptively Spacious End Terrace House
- Entrance Hallway & Guest WC
- Family Lounge & Conservatory
- Family Bathroom with Shower Over
- Front & Rear Gardens
- Close to Cannock Town Centre
- Spacious Kitchen/Diner
- Three Generous Bedrooms
- Plenty of Storage Space
- Gas Central Heating & Double Glazing

Rooms and Dimensions

PROPERTY DETAILS:

Entrance Hall

18'4" x 5'9" max (2'10" min) (5.601 x 1.778 max (0.879 min))

Guest WC

4'6" x 2'5" (1.379 x 0.753)

Kitchen/Diner

18'3" x 9'5" (5.584 x 2.878)

Lounge

15'9" x 10'8" (4.811 x 3.267)

Conservatory

8'3" x 7'2" (2.529 x 2.201)

Landing

12'10" x 6'7" max (3'4" min) (3.918 x 2.010 max (1.034 min))

Bedroom One (front)

8'9" x 11'11" (2.688 x 3.654)

Bedroom Two (rear)

12'9" x 8'10" (3.901 x 2.694)

Bedroom Three (rear)

9'9" x 6'6" (2.987 x 1.991)

Bathroom

6'1" x 6'5" (1.871 x 1.978)

Storage Cupboard

4'1" x 4'6" (1.259 x 1.382)

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.
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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>Buyer Average Effect - 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+ kWh/m²/year G</p>	<p>Buyer Average Effect - lower energy costs</p> <p>100-150 kWh/m²/year B</p> <p>150-200 kWh/m²/year C</p> <p>200-250 kWh/m²/year D</p> <p>250-300 kWh/m²/year E</p> <p>300-350 kWh/m²/year F</p> <p>400+ kWh/m²/year G</p>	<p>Buyer Average Effect - 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+ g/m²/year G</p>	<p>Buyer Average Effect - 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+ g/m²/year G</p>
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

153 Avon Road, Cannock, WS11 1LF

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

