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Littleworth Road | Cannock | WS12 1PA

£260,000

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## Summary

**\*\* THREE BEDROOMS \*\* DRIVEWAY \*\* LINK DETACHED \*\* KITCHEN/DINER \*\* GARAGE \*\* GUEST WC \*\* UTILITY \*\* GREAT SCHOOL CATCHMENTS \*\* CLOSE TO HEDNESFORD HILLS \*\***

Welcome to this charming link detached house located on Littleworth Road in the sought-after area of Hednesford, Cannock. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably.

Situated near Hednesford Hills, this well-presented home offers a peaceful retreat from the hustle and bustle of everyday life. The low maintenance garden is ideal for those who appreciate outdoor space but prefer not to spend hours on upkeep. Whether you have a green thumb or simply enjoy al fresco dining, this garden provides the perfect setting for outdoor enjoyment.

Don't miss the opportunity to make this lovely property your new home. With its, spacious interior, and charming garden, this detached house is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards owning your dream home in Cannock.

## Key Features

- LINK DETACHED
- DRIVEWAY
- UTILITY
- CLOSE TO HEDNESFORD HILLS
- THREE BEDROOMS
- GARAGE
- GREAT SCHOOL CATCHMENTS
- GUEST WC

## Rooms and Dimensions

### ENTRANCE PORCH

### LOUNGE

132759'2" x 14'0" (40465 x 4.275)

### KITCHEN DINER

14'7" x 10'11" (4.452 x 3.335)

### CONSERVATORY

9'6" x 8'5" (2.9 x 2.572)

### UTILITY

### GUEST WC

### GARAGE

### LANDING

### BEDROOM ONE

12'6" x 8'6" (3.815 x 2.615)

### BEDROOM TWO

9'2" x 5'10" (2.806 x 1.803)

### BEDROOM THREE

9'8" x 6'9" (2.96 x 2.06)

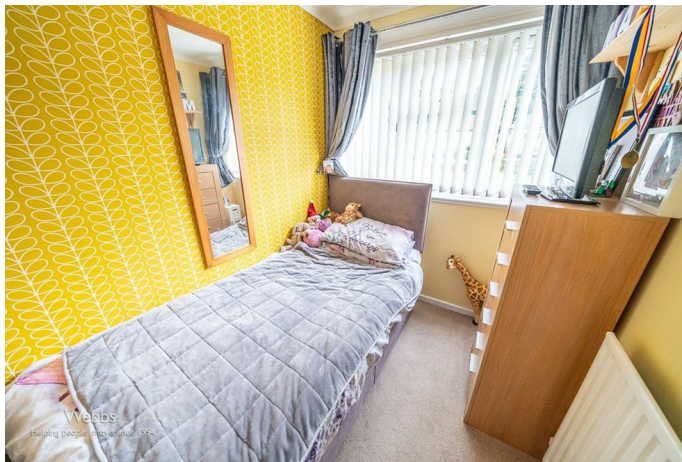
### BATHROOM

### ENCLOSED REAR GARDEN

### FRONT GARDEN AND DRIVEWAY

Identification checks - C







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 Available - lower energy costs <b>Warrant A</b> 15-20 G 15-40 G 15-45 F 15-55 E 15-65 D 15-75 C 15-85 B 15-95 A	85	Best Available - lower CO <sub>2</sub> emissions 100-120 G 100-130 F 100-140 E 100-150 D 100-160 C 100-170 B 100-180 A	70
EU Directive 2002/91/EC <b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC <b>England &amp; Wales</b>	EU Directive 2002/91/EC