



Webbs

Helping people move since 1994

Kelvin Drive | Cannock | WS11 6ED

Offers In The Region Of £220,000

 **Webbs**
estate agents

Summary

** SEMI DETACHED HOME ** POPULAR LOCATION ** VIEWING IS ESSENTIAL ** THREE BEDROOMS ** FAMILY BATHROOM ** GUEST WC
** GENEROUS KITCHEN DINER ** DUAL ASPECT LOUNGE DINER ** LANDSCAPED GARDEN ** TWO STORAGE SHEDS ** PRIVATE DRIVEWAY **

Webbs Estate Agents have pleasure in offering this very well-presented semi-detached home, situated in a popular location, being close to all local amenities, shops and schools. Briefly comprising: entrance hallway, guest WC, dual aspect lounge and spacious kitchen diner. On the first floor, the landing leads to three bedrooms and a family bathroom. Externally there is a private driveway and a landscaped garden. VIEWING ADVISED !!

Key Features

- MODERN SEMI DETACHED
- KITCHEN DINER
- THREE BEDROOMS
- LANDSCAPED GARDENS
- VIEWING ADVISED
- LOUNGE
- HALLWAY GUEST WC
- REFITTED FAMILY BATHROOM
- DRIVEWAY
- POPULAR LOCATION

Rooms and Dimensions

AWAITING VENDOR APPROVAL

ENTRANCE HALLWAY

GUEST WC

LOUNGE

15'10" x 10'5" (4.85m x 3.19m)

KITCHEN DINER

16'2" x 13'11" (4.95m x 4.25m)

LANDING

BEDROOM ONE

15'8" x 12'6" (4.80m x 3.82m)

BEDROOM TWO

9'1" x 13'9" (2.79m x 4.21m)

BEDROOM THREE

7'4" x 6'6" (2.25m x 1.99m)

REFITTED FAMILY BATHROOM

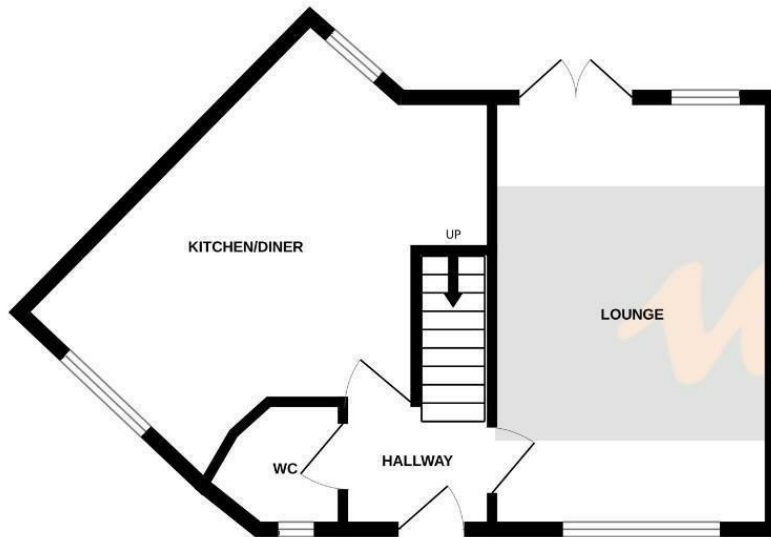
LANDSCAPED GARDEN

PRIVATE DRIVEWAY

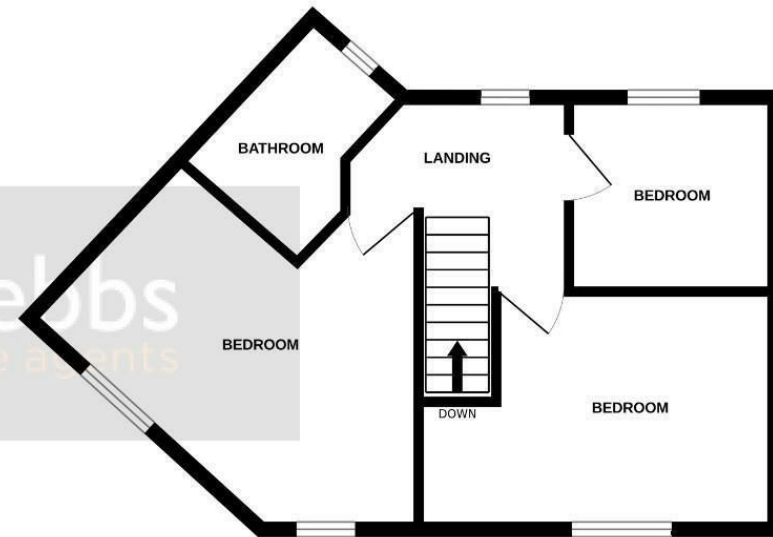




GROUND FLOOR
411 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

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.
Made with Metropix ©2024

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
84	86		
<p>Key average energy costs - lower energy costs</p> <p>100-120 kWh/m² A</p> <p>120-135 kWh/m² B</p> <p>135-150 kWh/m² C</p> <p>150-170 kWh/m² D</p> <p>170-200 kWh/m² E</p> <p>200-250 kWh/m² F</p> <p>250+ kWh/m² G</p>		<p>Key average CO₂ emissions - lower CO₂ emissions</p> <p>100-120 g/m² A</p> <p>120-135 g/m² B</p> <p>135-150 g/m² C</p> <p>150-170 g/m² D</p> <p>170-200 g/m² E</p> <p>200-250 g/m² F</p> <p>250+ g/m² G</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	