



Victory Close | Wimblebury, Cannock | WS12 2GB

Offers In The Region Of £270,000



## Summary

\*\* DETACHED FAMILY HOME \*\* POPULAR LOCATION \*\* INTERNAL VIEWING IS ADVISED \*\* GREAT SCHOOL CATCHMENT \*\* THREE BEDROOMS \*\* BATHROOM & ENSUITE \*\* SPACIOUS LOUNGE DINER  
\*\* GENEROUS CONSERVATORY \*\* KITCHEN & GUEST WC \*\* PRIVATE DRIVEWAY \*\* FULLY ENCLOSED REAR GARDEN \*\* UPVC DOUBLE GLAZED \*\* GAS CENTRAL HEATING THROUGHOUT \*\*

Webbs Estate Agents have pleasure in offering this well-presented detached family home, situated in a popular cul de sac location, being close to all local amenities and good schools. Briefly comprising: through hallway, guest WC, kitchen, spacious lounge diner and generous conservatory. On the first floor, the landing leads to three bedrooms and a family bathroom with an ensuite shower room to the master bedroom. Externally there is a private driveway and fully enclosed rear garden.

## Key Features

- DETACHED FAMILY HOME
- GREAT SCHOOL CATCHMENT
- BATHROOM & ENSUITE
- GENEROUS CONSERVATORY
- PRIVATE DRIVEWAY
- POPULAR LOCATION
- THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- KITCHEN & GUEST WC
- FULLY ENCLOSED REAR GARDEN

## Rooms and Dimensions

### THROUGH HALLWAY

### GUEST WC

### KITCHEN

9'6" x 6'5" (2.91m x 1.97m)

### SPACIOUS LOUNGE DINER

18'1" x 13'11" (5.53m x 4.26m)

### GENEROUS CONSERVATORY

16'9" x 12'9" (5.116 x 3.909)

### LANDING

### BEDROOM ONE

12'3" x 9'6" (3.74m x 2.91m)

### ENSUITE SHOWER ROOM

### BEDROOM TWO

13'6" x 7'11" (4.13m x 2.42m)

### BEDROOM THREE

10'8" x 9'8" (3.26m x 2.96m)

### FAMILY BATHROOM

### GARAGE

16'7" x 8'1" (5.08m x 2.47m)

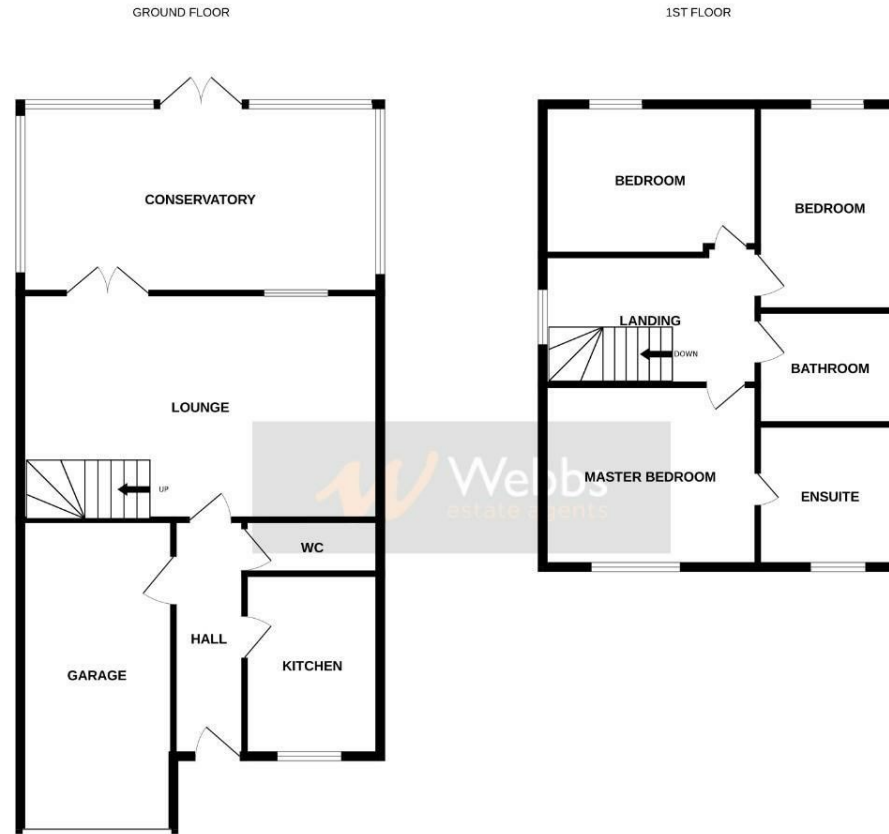
### PRIVATE REAR GARDEN

### PRIVATE 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 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>Very Average Efficiency - lower energy costs</p> <p>101-120 kWh/m<sup>2</sup> <b>A</b></p> <p>121-140 kWh/m<sup>2</sup> <b>B</b></p> <p>141-160 kWh/m<sup>2</sup> <b>C</b></p> <p>161-180 kWh/m<sup>2</sup> <b>D</b></p> <p>181-200 kWh/m<sup>2</sup> <b>E</b></p> <p>201-220 kWh/m<sup>2</sup> <b>F</b></p> <p>221-250 kWh/m<sup>2</sup> <b>G</b></p>	<p>83</p>	<p>Very low environmental impact - lower CO<sub>2</sub> emissions</p> <p>10-20 g/kWh <b>A</b></p> <p>21-30 g/kWh <b>B</b></p> <p>31-40 g/kWh <b>C</b></p> <p>41-50 g/kWh <b>D</b></p> <p>51-60 g/kWh <b>E</b></p> <p>61-70 g/kWh <b>F</b></p> <p>71-80 g/kWh <b>G</b></p>	<p>70</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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