



Littleworth Road | Cannock | WS12 1HY

Offers Around £210,000

 **Webbs**  
estate agents

## Summary

**\*\* SPACIOUS TRADITIONAL MID TERRACED HOME \*\* CLOSE TO HEDENESFORD HILLS \*\* TWO RECEPTION ROOMS \*\* MODERN FIRST FLOOR BATHROOM \*\* TWO GENEROUS DOUBLE BEDROOMS \*\* GARDEN ROOM \*\* AMPLE OFF-ROAD PARKING \*\* EXCELLENT TRANSPORT LINKS \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a spacious traditional mid-terraced home, offering easy access to Cannock Chase, Hednesford Hills, local shops, amenities and excellent schools.

In brief consisting of front reception room, inner hall, rear reception room offering access to the modern kitchen and stairs to the first floor.

To the first floor there are two generous double bedrooms and a modern four-piece family bathroom, externally the property has a large garden with a garden room, ample off-road parking is at the rear of the property and **VIEWING IS STRONGLY ADVISED.**

## Key Features

- SPACIOUS TRADITIONAL MID TERRACED HOME
- BACKING ON TO HEDENSFORD HILLS
- LARGE REAR GARDEN
- TWO RECEPTION ROOMS
- FOUR PIECE FIRST FLOOR BATHROOM
- TWO GENEROUS DOUBLE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- PARKING AT THE REAR
- MODERN KITCHEN
- VIEWING ADVISED

## Rooms and Dimensions

### FRONT RECEPTION ROOM

12'2" x 11'6" (3.718 x 3.507)

### INNER HALL

### REAR RECEPTION ROOM

12'2" x 11'6" (3.716 x 3.510)

### KITCHEN

8'4" x 7'5" (2.558 x 2.283)

### LANDING

### BEDROOM ONE

12'3" x 11'10" (3.744 x 3.617)

### BEDROOM TWO

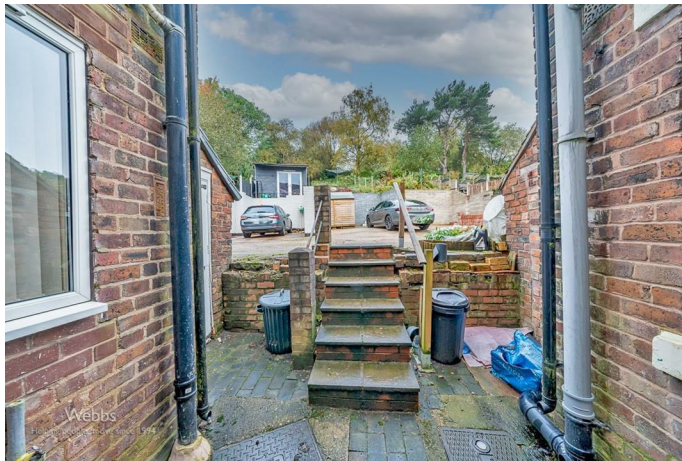
11'6" x 9'0" (3.530 x 2.768)

### FOUR PIECE FAMILY BATHROOM

7'8" x 7'3" (2.339 x 2.235)

### REAR GARDEN AND PARKING AT THE REAR







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 misstatement. 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 quality 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs <b>Webbs A</b> 15-17 18-29 30-39 40-49 50-59 60-69 70-79 80-89 90-100	87	Best environmental impact - lower CO <sub>2</sub> emissions <b>Webbs A</b> 10-20 20-30 30-40 40-50 50-60 60-70 70-80 80-90 90-100	65
<small>Not energy efficient - higher energy costs</small> <b>England &amp; Wales</b>	<small>EU Directive 2002/91/EC</small>	<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <b>England &amp; Wales</b>	<small>EU Directive 2002/91/EC</small>

153 Avon Road, Cannock, WS11 1LF

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

