



Littleworth Road | Cannock | WS12 1HY

Offers Over £200,000

 **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)

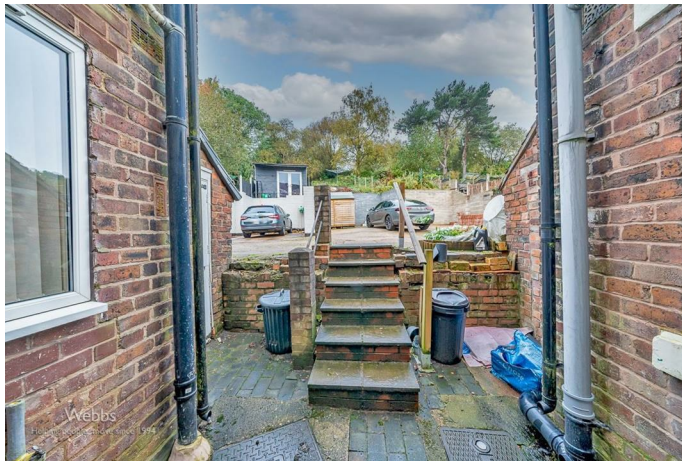
FOUR PIECE FAMILY BATHROOM

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

REAR GARDEN AND PARKING AT THE REAR

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 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.
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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>Key Average Energy Cost - lower energy costs</p> <p>100-125 £/year A</p> <p>125-150 £/year B</p> <p>150-175 £/year C</p> <p>175-200 £/year D</p> <p>200-225 £/year E</p> <p>225-250 £/year F</p> <p>250-300 £/year G</p> <p>Not energy efficient - higher energy costs</p>	<p>87</p>	<p>Key environmental impact - lower CO₂ emissions</p> <p>100-125 g/kWh A</p> <p>125-150 g/kWh B</p> <p>150-175 g/kWh C</p> <p>175-200 g/kWh D</p> <p>200-225 g/kWh E</p> <p>225-250 g/kWh F</p> <p>250-300 g/kWh G</p> <p>Not energy efficient - higher CO₂ emissions</p>	<p>67</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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