



Wolverhampton Road | Cannock | WS11 1AR

Offers In The Region Of £220,000



Summary

** PRIVATE DRIVEWAY & FURTHER DRIVEWAY TO THE REAR ** VERY WELL PRESENTED TRADITIONAL HOME ** THREE BEDROOM ** LARGE FAMILY BATHROOM ** TWO RECEPTION ROOMS ** MODERN GALLEY KITCHEN ** GENEROIOUS REAR GARDEN ** EASY ACCESS TO CANNOCK TOWN CENTRE ** EARLY VIEWING ADVISED **

WEBBS ESTATE AGENTS are pleased to offer for sale a well presented traditional character property boasting easy access to Cannock Town Centre, excellent school catchments and transport links, in brief consisting of dining room, lounge, modern kitchen and large cellar. To the first floor there are two generous double bedrooms, large family bathroom and generous attic bedroom, externally the property has generous enclosed rear garden, a great feature of this property is parking via a driveway at the rear and further driveway to the front. VIEWING STRONGLY ADVISED !!

Key Features

- GENEROUS FAMILY HOME
- WELL PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- LOUNGE & DINING ROOM
- GENEROUS REAR GARDEN
- DECEPTIVELY SPACIOUS
- VIEWING IS ESSENTIAL
- GENEROUS FAMILY BATHROOM
- CELLAR & MODERN KITCHEN
- PRIVATE DRIVEWAY & REAR DRIVEWAY

Rooms and Dimensions

AWAITING VENDOR APPROVAL

DINING ROOM

11'8" x 11'10" (3.56m x 3.61m)

LOUNGE

11'8" x 11'10" (3.58m x 3.61m)

CELLAR

11'1" x 11'8" (3.38m x 3.58m)

GALLERY KITCHEN

6'5" x 18'6" (1.96m x 5.66m)

LANDING

BEDROOM ONE

11'8" x 11'10" (3.56m x 3.61m)

BEDROOM TWO

8'2" x 8'5" (2.51m x 2.59m)

FAMILY BATHROOM

ATTIC BEDROOM THREE

9'6" x 11'10" (2.90m x 3.61m)

PRIVATE DRIVEWAY

REAR DRIVEWAY

GENEROUS GARDENS

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 ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency: 44 kWh/m ² /year (current), 27 kWh/m ² /year (potential) A (Current) B (Potential)		Environmental Impact: 10.2 tCO ₂ /year (current), 6.5 tCO ₂ /year (potential) B (Current) D (Potential)	
100-150 kWh/m ² /year: B 150-180 kWh/m ² /year: C 180-250 kWh/m ² /year: D 250-350 kWh/m ² /year: E 350-500 kWh/m ² /year: F 500+ kWh/m ² /year: G		10-15 tCO ₂ /year: B 15-20 tCO ₂ /year: C 20-25 tCO ₂ /year: D 25-30 tCO ₂ /year: E 30-40 tCO ₂ /year: F 40+ tCO ₂ /year: G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	