



Webbs

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**Blake Close | Cannock | WS11 5UB**

**Offers In The Region Of £230,000**

 **Webbs**  
estate agents



## Summary

\*\* NO CHAIN \*\* EXTENDED FAMILY HOME \*\* CORNER PLOT \*\* OUTSTANDING POTENTIAL \*\* VIEWING IS STRONGLY ADVISED \*\* THREE DOUBLE BEDROOMS \*\* SPACIOUS BATHROOM \*\* PORCH \*\* THROUGH HALLWAY \*\* KITCHEN \*\* SPACIOUS LOUNE \*\* DINING ROOM \*\* GENEROUS GARAGE \*\* FRONT, SIDE & REAR GARDENS \*\* PRIVATE DRIVEWAY \*\*

Webbs Estate Agents have pleasure in offering this lovely extended family home, situated in a popular location and occupying a fabulous corner position. Briefly comprising: porch, through hallway, kitchen, spacious lounge and separate dining room. On the first floor, the landing leads to three double bedrooms and a spacious family bathroom with the master boasting a shower area. Externally there is a private driveway, a larger than average garage, and front, side and rear gardens.

## Key Features

- NO CHAIN
- CORNER POSTION
- THREE DOUBLE BEDROOMS
- KITCHEN, LOUNGE & DINING ROOM
- GENEROUS GARAGE & DRIVEWAY
- EXTENDED SEMI DETACHED
- VIEWING IS ESSENTIAL
- SPACIOUS REFITTED BATHROOM
- OUTSTANDING POTENTIAL
- LANDSCAPED GARDENS

## Rooms and Dimensions

### AWAITNG VENDOR APPROVAL

### THROUGH HALLWAY

### KITCHEN

10'2" x 6'5" (3.12m x 1.96m)

### SPACIOUS LOUNGE

13'10" x 12'7" (4.24m x 3.86m)

### DINING ROOM

10'9" x 9'8" (3.28m x 2.97m)

### LANDING

### BEDROOM ONE

12'9" max x 10'11" (3.91m max x 3.33m)

### SHOWER AREA

### BEDROOM TWO

10'0" x 8'9" (3.05m x 2.67m)

### BEDROOM THREE

9'3" x 7'10" (2.82m x 2.41m)

### SPACIOUS FAMILY BATHROOM

### GENEROUS GARAGE

15'3" x 10'11" (4.65m x 3.35m)

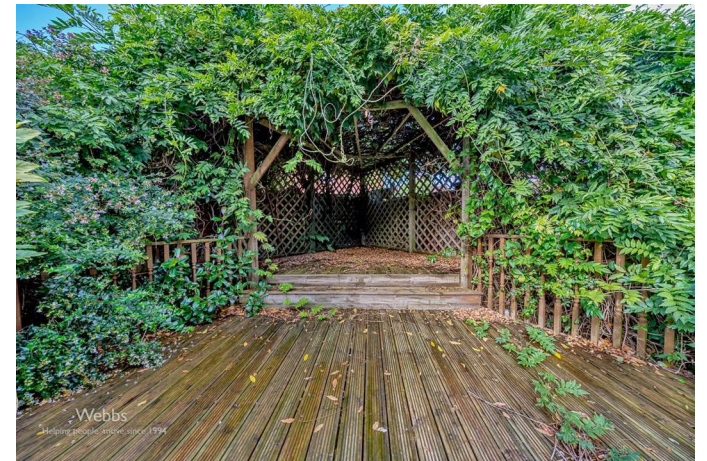
### LANDSCAPED REAR GARDEN

### DRIVEWAY & FORE GARDEN

### Identification checks - C







GROUND FLOOR

1ST FLOOR



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>Buyer average affected - lower energy costs</p> <p>105.00 <b>A</b></p> <p>105.00 <b>B</b></p> <p>105.40 <b>C</b></p> <p>105.44 <b>D</b></p> <p>105.46 <b>E</b></p> <p>105.47 <b>F</b></p> <p>105.47 <b>G</b></p>	<p>85</p>	<p>Buyer average affected - lower CO<sub>2</sub> emissions</p> <p>105.00 <b>A</b></p> <p>105.00 <b>B</b></p> <p>105.40 <b>C</b></p> <p>105.44 <b>D</b></p> <p>105.46 <b>E</b></p> <p>105.47 <b>F</b></p> <p>105.47 <b>G</b></p>	<p>72</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	