



Webbs

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Langdale Drive | Cannock | WS11 1QU

Offers Over £200,000

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## Summary

**\*\* SOUGHT AFTER LOCATION \*\* SEMI DETACHED BUNGALOW \*\* LARGE LOUNGE DINER \*\* KITCHEN \*\* GENEROUS DRIVEWAY \*\* GARAGE \*\* CLOSE TO LOCAL SHOPS AND AMENITIES \*\* EXCELLENT TRANSPORT LINKS \*\* TWO DOUBLE BEDROOMS \*\* SHOWER ROOM \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a semi-detached bungalow in a popular location offering excellent local transport links, local shops and amenities. In brief consisting of an entrance hallway, kitchen, spacious lounge diner with patio doors to the rear garden, two generous double bedrooms and a shower room complete the living accommodation of the property. Externally the property has ample off-road parking via driveway and single garage, the property has fully enclosed rear garden and VIEWING IS STRONGLY ADVISED.

## Key Features

- NO CHAIN
- MOTIVATED SELLER
- SHOWER ROOM
- KITCHEN
- PRIVATE DRIVEWAY
- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE DINER
- FULLY ENCLOSED REAR GARDEN
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE DINER

15'10" x 10'10" (4.85m x 3.32m )

### KITCHEN

8'2" x 6'9" (2.51m x 2.06m )

### INNER HALLWAY

### BEDROOM ONE

13'9" x 8'11" (4.21m x 2.74m )

### BEDROOM TWO

10'9" x 8'8" (3.30m x 2.66m )

### WET ROOM

### GARAGE

### FRONT & REAR GARDENS

### ENCLOSED REAR GARDEN

### Identification Checks B

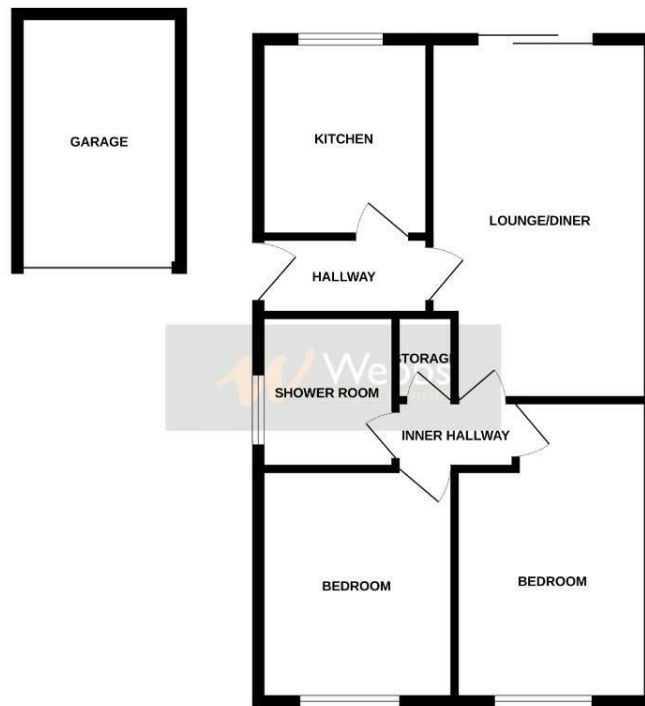








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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
Best energy efficiency - lower energy costs 100-120 kWh/m <sup>2</sup> /year A	85	Best environmental impact - lower CO <sub>2</sub> emissions 100-120 g/m <sup>2</sup> /year A	85
120-135 kWh/m <sup>2</sup> /year B	84	100-120 g/m <sup>2</sup> /year B	84
135-150 kWh/m <sup>2</sup> /year C		100-120 g/m <sup>2</sup> /year C	
150-170 kWh/m <sup>2</sup> /year D		100-120 g/m <sup>2</sup> /year D	
170-200 kWh/m <sup>2</sup> /year E		100-120 g/m <sup>2</sup> /year E	
200-250 kWh/m <sup>2</sup> /year F		100-120 g/m <sup>2</sup> /year F	
250+ kWh/m <sup>2</sup> /year G		100-120 g/m <sup>2</sup> /year G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	