



Rowan Croft

Webbs

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Price Street | Cannock | WS11 0EH
Offers In The Region Of £79,950

 Webbs
estate agents

Summary

** GROUND FLOOR ONE BEDROOM APPARTMENT ** NO CHAIN ** OVER 55s WARDEN CONTROL COMPLEX ** TOWN CENTRE LOCATION ** COMMUNAL GROUNDS ** RESIDENTS LOUNGE & FACILITIES ** VISITOR BEDROOM & ENSUITE ** INTERNAL VIEWING IS ESSENTIAL ** WELL PRESENTED THROUGHOUT ** LIFT ** COMMUNAL LAUNDRY **

Webbs Estate Agents have pleasure in offering this spacious ground floor one-bedroomed apartment within the popular purpose-built sheltered housing development of Rowan Croft, being close to all local amenities, shops and Cannock Town Centre, In addition, benefiting from communal hallway, lifts within the main building, guest bedroom with ensuite and reception/sitting area, residents lounge with a kitchen area and laundry facilities.

APARTMENT:-

This lovely apartment briefly comprises: a hallway with intercom access, lounge diner, kitchen, one double bedroom, refitted shower room with a double shower, externally there are gated communal grounds and parking. VIEWING ADVISED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER

Key Features

- OVER 55'S COMPLEX
- DOUBLE BEDROOM
- MODERN KITCHEN
- COMMUNAL FACILITIES
- VIEWING STRONGLY ADVISED
- CANNOCK TOWN CENTRE LOCATION
- LOUNGE DINER
- GROUND FLOOR
- PARKING

Rooms and Dimensions

ENTRANCE HALLWAY

LOUNGE

12'11" x 9'1" (3.94 x 2.79)

KITCHEN

6'11" x 6'2" (2.11 x 1.88)

SHOWER ROOM

BEDROOM

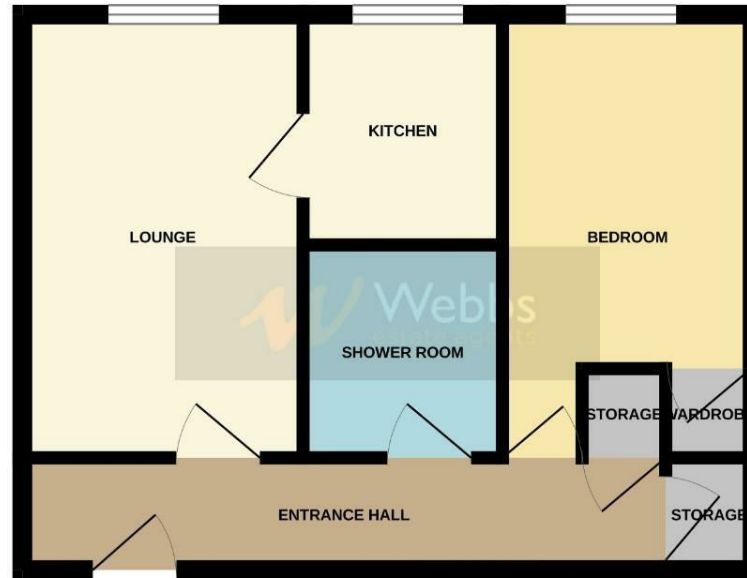
10'7" x 8'11" (3.23 x 2.72)

Identification checks - C





GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA - 360 sq.ft. (33.4 sq.m.) approx.

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
<p>Key Average Energy Cost - lower energy costs</p> <p>100-150 kWh/m²/year A</p> <p>150-200 kWh/m²/year B</p> <p>200-250 kWh/m²/year C</p> <p>250-300 kWh/m²/year D</p> <p>300-350 kWh/m²/year E</p> <p>350-400 kWh/m²/year F</p> <p>400-450 kWh/m²/year G</p>	<p>77</p> <p>82</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>10-20 tCO₂/year A</p> <p>20-30 tCO₂/year B</p> <p>30-40 tCO₂/year C</p> <p>40-50 tCO₂/year D</p> <p>50-60 tCO₂/year E</p> <p>60-70 tCO₂/year F</p> <p>70-80 tCO₂/year G</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>