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Summary

**** SPACIOUS SEMI DETACHED HOME ** THREE GENEROUS BEDROOMS ** MASTER WITH EN-SUITE SHOWER ROOM ** SPACIOUS LOUNGE ** KITCHEN DINER ** ENCLOSED REAR GARDEN ** GARAGE AND DRIVEWAY ** EXCELLENT TRANSPORT LINKS ** GOOD SCHOOL CATCHMENTS ** VIEWING STRONGLY ADVISED ****

Webbs Estate Agents are pleased to offer for sale a very well-presented, spacious and modern home, offering excellent schools, transport links, local shops and amenities but the property is in a quiet cul-de-sac location.

In brief consisting of entrance hallway, guest WC, a spacious lounge with door to the modern kitchen diner with double doors opening out onto the decked patio seating area and enclosed rear garden.

To the first floor there are three generous double bedrooms, family bathroom and an en-suite shower room to the master bedroom, ample off-road parking is provided by single garage and driveway.

EARLY VIEWING ADVISED TO AVOID DISAPPOINTMENT.

Key Features

- DECEPTIVELY SPACIOUS SEMI DETACHED HOME
- EN-SUITE SHOWER ROOM
- GARAGE AND DRIVEWAY
- GENEROUS SIZED LOUNGE
- QUIET CUL-DE-SAC LOCATION
- THREE GENEROUS BEDROOMS
- GOOD SIZED ENCLOSED REAR GARDEN
- SPACIOUS KITCHEN DINER
- EXCELLENT TRANSPORT LINKS
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

SPACIOUS LOUNGE

16'5" x 11'9" (5.01 x 3.59)

KITCHEN DINER

14'7" x 9'6" (4.45 x 2.92)

LANDING

BEDROOM ONE

11'9" x 11'2" (3.60 x 3.42)

EN-SUITE SHOWER ROOM

BEDROOM TWO

17'0" x 8'2" (5.20 x 2.50)

BEDROOM THREE

10'0" x 7'8" (3.05 x 2.34)

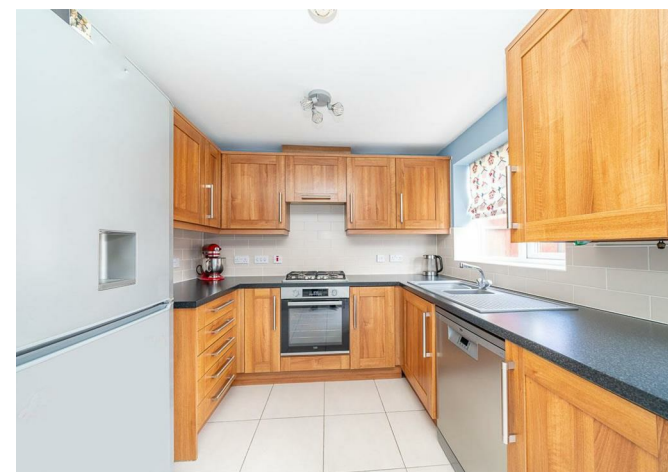
FAMILY BATHROOM

GARAGE

ENCLOSED REAR GARDEN

DRIVEWAY AND FRONTAGE

Identification checks - C





The floor plan shows a property with the following rooms and dimensions:

- Kitchen/Diner:** 2.92m x 4.45m (9'7" x 14'7"). This room is pink and includes a sink, stove, and a bay window.
- Living Room:** 5.01m x 3.59m (16'5" x 11'9"). This room is orange and features a fireplace and a bay window.
- Hall:** A purple hallway connecting the living room, kitchen, and WC.
- WC:** A blue toilet room.
- Garage:** 5.02m x 2.50m (16'6" x 8'2"). A grey attached garage with a door and a window.

Additional features include a staircase with an arrow pointing down, a cupboard, and a front door.

This floor plan shows a three-bedroom house with a central landing. The layout includes:

- Bedroom 3:** 3.05m x 2.34m (10' x 7'8")
- Bedroom 2:** 5.02m x 2.50m (16'6" x 8'2")
- Bedroom 1:** 3.60m x 3.42m (11'10" x 11'3")
- Landing:** A central purple landing area with a staircase leading down.
- Bathrooms:** Two bathrooms are shown, one in the top left and one in the bottom left, both containing a toilet and a sink.
- Cupboard:** A green cupboard is located near the bottom left bedroom.

Energy Efficiency Rating

Rating	Current	Proposed
9	100-110	100-110
8	89-100	89-100
7	79-88	79-88
6	69-78	69-78
5	59-68	59-68
4	49-58	49-58
3	39-48	39-48
2	29-38	29-38
1	19-28	19-28

Environmental Impact (CO₂) Rating

Rating	Current	Proposed
9	100-110	100-110
8	89-100	89-100
7	79-88	79-88
6	69-78	69-78
5	59-68	59-68
4	49-58	49-58
3	39-48	39-48
2	29-38	29-38
1	19-28	19-28

England & Wales

EU Directive 2002/91/EC

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