



**Webbs**  
Estate Agents



**Chalfont Avenue, Cannock, Staffordshire WS11 1QP**  
**£995 PCM**

Webbs Estate Agents are thrilled to offer this immaculately presented spacious mid terraced family home, within walking distance to Cannock town centre.

Finished to a high standard, this stunning property is not only in close close proximity to local amenities, shops & schools, but also offers good public transport links and is just a short commute to major road networks.

In brief, the accommodation comprises of; Entrance hallway, large family lounge, kitchen, three generous bedrooms and contemporary bathroom with shower over.

Further benefitting from gas central heating & double glazing, with fully enclosed garden to the rear and garage and off road parking to the front.

PROPERTY DETAILS:

Holding Deposit: £229  
Security Deposit: £1,148  
Minimum Household Income Required: £29,850  
EPC Band: C (72/87)  
Council Tax Band: B (Cannock Chase)

CONNECTIVITY (information obtained via Ofcom as of May 2025):  
Broadband Availability: Standard, superfast & ultrafast fibre available - Zzoomm & Openreach  
Mobile Availability: You are likely to have limited voice and data coverage with EE. You are likely to have good voice and data coverage with Three & Vodafone. You are likely to have good voice but limited data coverage with O2.

UTILITIES:

Electric: Mains connected  
Water: Mains connected  
Sewerage: Mains connected  
Heating: Gas central heating

PARKING:

There is a driveway to the front of the property providing off road parking for multiple vehicles.

ACCESSIBILITY:

There is one step to access the ground floor of the property. The accommodation is set over two floors, with stairs to access the bedrooms and bathroom.

Entrance Hallway

Kitchen

Lounge

17'6" max x 15'1" max (5.34 max x 4.62 max)

Landing

Bedroom One

11'1" x 12'4" (3.39 x 3.78)

Bedroom Two

9'3" x 7'11" (2.82 x 2.42)

Bedroom Three

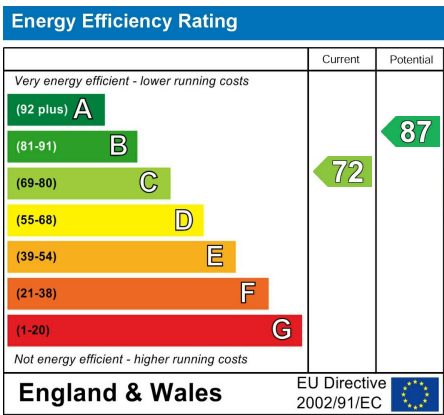
6'9" x 7'11" (2.06 x 2.42)

Bathroom

6'4" x 6'0" (1.95 x 1.84)

Please Note

Any measurements provided are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The property particulars imply the opinion of the agent at the time these details were prepared and are subjective. It may be that opinions may differ. Every attempt has been made to ensure accuracy, photographs and distances referred to are given as a guide. In accordance with the Property Mis-descriptions Act (1991) these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



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