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Helping people move since 1994

**Knighton Road | Wimblebury / Heath Hayes, Cannock | WS12 2SD**  
**Auction Guide £250,000**





# Summary

\*\* FOR SALE VIA MODERN METHOD OF AUCTION \*\*

Webbs Estate Agents offer for sale an extended link detached home, which offers great living space, making it an ideal choice for families. The property is situated in a location that boasts excellent schools and transport links, making it a practical choice for those commuting or seeking quality education for their children. Additionally, the proximity to Cannock Chase.

With three well-proportioned reception rooms, including a large through lounge diner, this property provides a versatile home. The breakfast kitchen is a delightful space, perfect for casual dining and family gatherings. The extension enhances the home further, providing a versatile study, a playroom, or even a ground-floor bedroom, along with a convenient shower room. This thoughtful layout ensures that every family member has their own space while still promoting togetherness.

## Key Features

- For Sale by Modern Auction – T & C’s apply
- Buyers fees apply
- EXTENDED LINK DETACHED HOME
- GROUND FLOOR SHOWER ROOM
- ENCLOSED REAR GARDEN
- Subject to Reserve Price
- The Modern Method of Auction
- FOUR/FIVE BEDROOMS
- TWO DRIVEWAYS
- EXCELLENT SCHOOL CATCHMENTS

## Rooms and Dimensions

### ENTRANCE

### THROUGH LOUNGE DINER

24'8" x 12'7" (7.532 x 3.844)

### BREAKFAST KITCHEN

14'1" x 10'8" (4.312 x 3.259)

### STUDY

9'4" x 6'10" (2.863 x 2.092)

### GROUND FLOOR SHOWER ROOM

### PLAY ROOM/GROUND FLOOR BEDROOM

10'3" x 5'10" (3.128 x 1.791)

### LANDING

### BEDROOM ONE

12'6" x 9'4" (3.834 x 2.869)

### BEDROOM TWO

9'10" x 9'0" (3.009 x 2.756)

### BEDROOM THREE

15'5" x 6'3" (4.715 x 1.908)

### BEDROOM FOUR

9'8" x 6'0" (2.954 x 1.842)

### BATHROOM

6'4" x 6'1" (1.944 x 1.876)

### SINGLE GARAGE

### ENCLOSED REAR GARDEN

### FRONT GARDEN AND TWO DRIVEWAYS

### IDENTIFICATION CHECKS - C

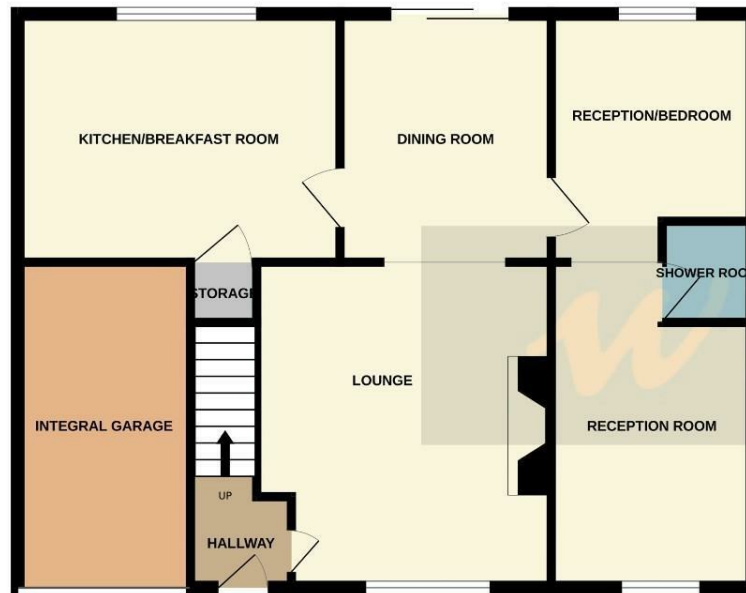
### Auctioneer Comments



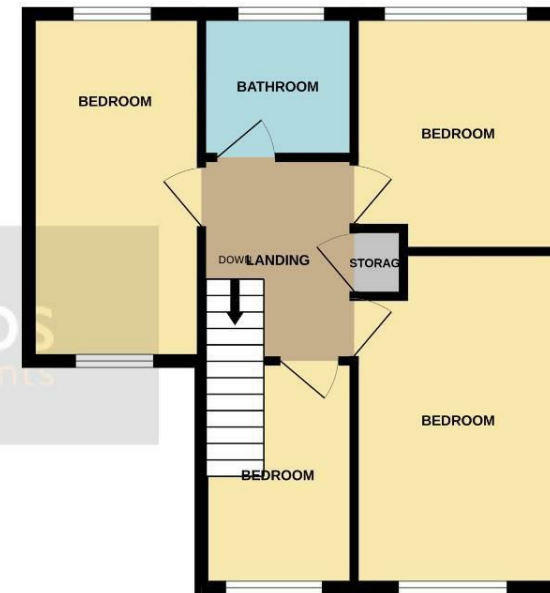




GROUND FLOOR

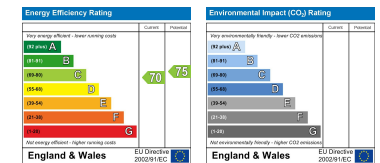


1ST FLOOR



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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