



Webbs

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**Chase Walk | Cannock | WS12 4NF**

**Offers In The Region Of £190,000**

 **Webbs**  
estate agents

## Summary

**\*\* SPACIOUS SEMI DETACHED HOME \*\* THREE BEDROOMS \*\* LARGE LOUNGE DINER \*\* BREAKFAST KITCHEN \*\* FRONT AND REAR GARDEN \*\* DETACHED SINGLE GARAGE \*\* EXCELLENT TRANSPORT LINKS \*\* GOOD SCHOOLS CATCHMENTS \*\* VIEWING ADVISED \*\***

Webbs Estate agents offer for sale this three-bedroom semi-detached home, located in the popular residential area of Chase Walk, Huntington, Cannock. The property provides spacious accommodation throughout and represents an excellent opportunity for buyers looking to personalise and add value through cosmetic improvement.

On the ground floor, the home features a generous lounge/diner, ideal for both relaxing and entertaining, along with a breakfast kitchen and the added convenience of a guest WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, offering a private outdoor space for children or entertaining, as well as ample off-road parking via a single detached garage. Situated close to local schools, shops, amenities, and transport links, this property offers a fantastic opportunity for first-time buyers, families, or investors. Early viewing is recommended to fully appreciate the space and potential this home has to offer.

The property is not currently connected to gas, but gas is available in the street and can be connected if required.

## Key Features

- SPACIOUS HOME
- ENCLOSED REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- FRONT GARDEN
- VIEWING RECOMMENDED
- THREE GENEROUSE BEDROOMS
- AMPLE PARKING VIA SINGLE GARAGE
- LARGE LOUNGE DINER
- GOOD SCHOOL CATCHMENTS

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LARGE LOUNGE DINER

20'11" x 10'2" (6.396 x 3.100)

### KITCHEN

10'10" x 9'8" (3.315 x 2.968)

### GUEST WC AND STORAGE ROOM

### LANDING

### BEDROOM ONE

12'1" x 11'6" (3.708 x 3.507)

### BEDROOM TWO

10'9" into wardrobe x 8'6" (3.291 into wardrobe x 2.594)

### BEDROOM THREE

9'9" into wardrobe x 8'5" (2.978 into wardrobe x 2.581)

### SHOWER ROOM

9'8" x 5'1" (2.958 x 1.572)

### ENCLOSED REAR GARDEN

### SINGLE GARAGE

### FRONT GARDEN

### IDENTIFICATION CHECKS - C

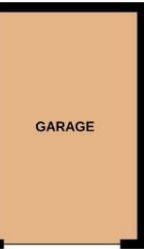
### Agents Note





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency: 81 Energy Efficiency Scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact: 81 Environmental Impact Scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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