



Edison Close | Cannock | WS12 4RB

£1,000 PCM

 **Webbs**  
estate agents

## Summary

Webbs Estate Agents are pleased to offer to let this three-bedroom semi-detached property situated in a popular area of Cannock. The home provides spacious accommodation and is well suited to families or professional tenants.

The ground floor comprises a lounge and kitchen diner, offering flexible living and dining space.

To the first floor there are three bedrooms and a family bathroom.

Externally, the property benefits from a rear garden, garage and off-road parking to the front, adding to the convenience of this well-located home close to local amenities and transport links.

## Key Features

## Rooms and Dimensions

### PROPERTY DETAILS

#### Kitchen

14'6" x 8'1" (4.43 x 2.48)

#### Living Room

14'7" x 14'7" (4.45 x 4.47)

#### Bedroom One

8'5" x 12'2" (2.58 x 3.71)

#### Bedroom Two

8'5" x 10'9" (2.58 x 3.30)

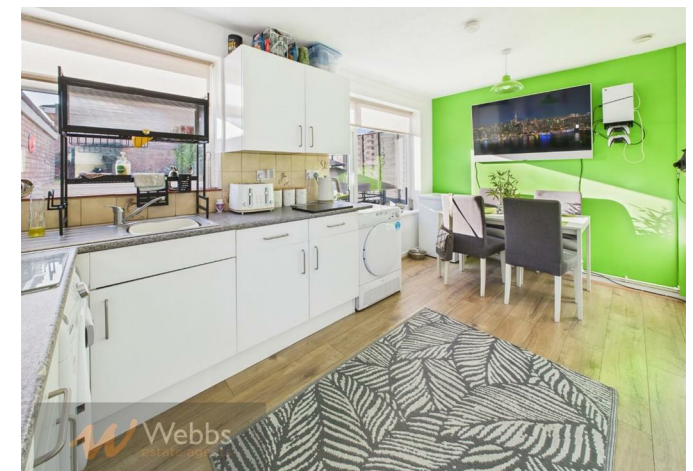
#### Bedroom Three

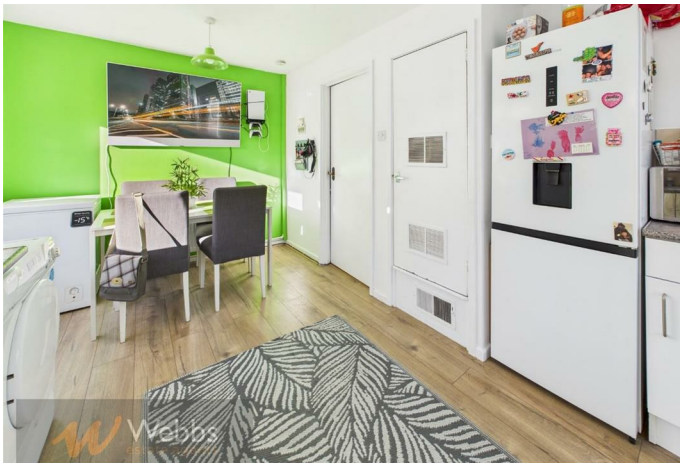
5'10" x 8'10" (1.80 x 2.71)

#### Bathroom

5'10" x 5'4" (1.80 x 1.64)

#### Please Note







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
73.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 <sub>2</sub> ) Rating	
Score	Band	Score	Band
87	A	87	A
85	B	85	B
83	C	83	C
81	D	81	D
79	E	79	E
77	F	77	F
75	G	75	G

England & Wales EU Directive 2002/91/EC