



Wimblebury Road | Cannock | WS12 2EP  
£1,300 PCM

 **Webbs**  
estate agents

## Summary

Webbs Estate Agents are delighted to present this beautifully renovated, immaculately presented and deceptively spacious three-bedroom semi-detached home, situated within easy reach of local schools, shops, amenities and commuter links.

The property has been thoughtfully modernised throughout and offers stylish, versatile living space perfectly suited to modern family life. To the ground floor, the accommodation comprises a welcoming family lounge, a contemporary open-plan kitchen/dining/living area ideal for both everyday living and entertaining, along with a convenient guest WC.

To the first floor, there are three well-proportioned bedrooms and a sleek, modern family bathroom finished to an excellent standard.

Externally, the property continues to impress. To the front, a generous driveway provides off-road parking for several vehicles, while to the rear, there is a private, enclosed garden featuring a patio seating area and gated access offering additional secure off-road parking.

\*\*\* VIEWING ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER \*\*\*

## Key Features

- Beautifully renovated, immaculately presented three-bedroom semi-detached home
- Popular location close to schools, shops, amenities and commuter links
- Contemporary open-plan kitchen/dining/living space
- Three bedrooms
- Generous driveway providing off-road parking for several vehicles
- Deceptively spacious and thoughtfully modernised throughout
- Welcoming family lounge
- Ground floor guest WC
- Sleek, modern family bathroom
- Private enclosed rear garden with patio area and gated access for additional parking

## Rooms and Dimensions

### PROPERTY DETAILS

#### Kitchen

16'3" x 6'0" (4.97 x 1.85)

#### Living space

13'3" x 10'5" (4.04 x 3.19)

#### Lounge

9'8" x 16'2" (2.95 x 4.93)

#### Bedroom One

12'5" x 9'3" (3.79 x 2.84)

#### Bedroom Two

10'4" x 9'9" (3.15 x 2.98)

#### Bedroom Three

7'1" x 6'0" (2.18 x 1.85)

#### Bathroom

6'11" x 5'8" (2.12 x 1.75)

#### Please Note







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		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
Band A			Band A		
Band B			Band B		
Band C			Band C		
Band D			Band D		
Band E			Band E		
Band F			Band F		
Band G			Band G		
All energy efficient - lower running costs			All energy efficient - lower CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		