



Braemar Road, Norton Canes, Cannock, WS11 9QF

Offers Over £170,000



Webbs
Estate Agents

**** MOTIVATED SELLER ** NO CHAIN ** MODERN STYLE ** THREE BEDROOMS ** EN-SUITE SHOWER ROOM ** CONSERVATORY ** GARAGE AND DRIVEWAY ** FAMILY BATHROOM ** ENCLOSED REAR GARDEN ** GUEST WC ** VIEWING ESSENTIAL **** Webb's Estate Agents are pleased to offer for sale a modern style property consisting of entrance, lounge, dining room with opening leading into the modern kitchen and double doors to the conservatory. To the first floor there are three bedrooms with the master having en-suite bathroom and a further family bathroom completes the first floor, externally the property has enclosed rear garden mainly laid to lawn with garage and driveway providing off road parking, early viewing is advised.



Draft Details

Awaiting Vendors Approval

Entrance

Door to the front, stairs rising to the first floor and doors to:

Lounge

13'6" x 12'4"

Double glazed window facing the front elevation, wall mounted radiator, feature fire surround having marble insert and hearth and door to the dining room.

Dining Room

12'0" x 7'10"

Double glazed doors opening into the conservatory, wall mounted radiator's, opening to the kitchen.

Kitchen

8'7" x 7'3"

Double glazed window facing the rear elevation

Guest WC

Conservatory

14'0" x 7'10"

Landing



Bedroom One

10'6" x 8'11"

Bedroom Two

10'0" x 9'3"

Bedroom Three

7'8" x 6'3"

Family Bathroom

Externally

Free Valuation

CALL 01543 468846 FREE VALUATIONS
NO SALE NO FEE

Sales Details

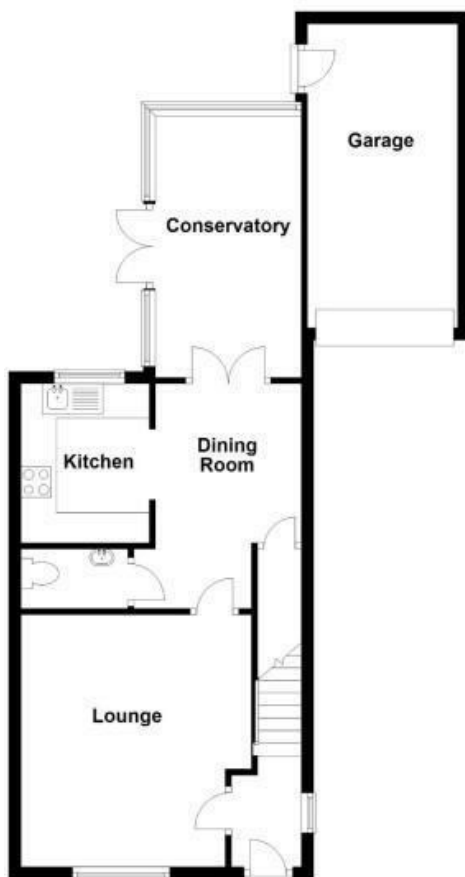
Viewing - Strictly by prior appointment through WEBBS ESTATE AGENTS.

General Information: Whilst every care has been taken in the preparation of these particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances.

Measurements have been taken as accurately as possible, however slight discrepancies may inadvertently occur. Purchasers are advised to check all measurements critical to their requirements.



13 Braemar Road
Approx. 60.1 sq. metres (647.3 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 97.4 sq. metres (1047.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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