



Webbs
Estate Agents



Old Fallow Road, Cannock, Staffordshire WS11 5QW

£145,000

**** WELL PRESENTED ** TRADITIONAL ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** GROUND FLOOR BATHROOM ** SPACIOUS KITCHEN ** ENCLOSED REAR GARDEN ** PARKING OFF ROAD ** CLOSE TO CANNOCK TOWN CENTRE ** VIEWING ADVISED ****

WEBBS ESTATE AGENTS are pleased to offer for sale this well presented and deceptively spacious traditional semi detached property in brief having dining room, lounge with doors to the kitchen and staircase, ground floor bathroom. To the first floor there are three bedrooms with bedrooms one and two being doubles, externally the property has a large enclosed rear garden mainly laid to lawn with paved patio seating area , side gated access to the front off road parking space, the property is close to Cannock Town Centre and early viewing is advised.



Draft Details

Awaiting Vendors Approval

Dining Room

15'1" x 12'0" (4.601 x 3.666)

Double glazed walk in bay window facing the front elevation, wall mounted radiator, feature fire place, ceiling light point and door to the lounge.

Lounge

11'11" x 11'10" (3.652 x 3.631)

Double glazed windows facing the side, wall mounted radiator, ceiling light point and doors to the staircase and kitchen.

Kitchen

11'9" x 11'3" (3.594 x 3.445)

Double glazed window and door to the side elevation, having a range of wall, floor and draw units with roll top work surfaces over and incorporating a stainless steel sink and drainer, integrated oven, hob with extractor fan and having space for further appliances, there is a passageway with storage cupboard leading into the bathroom.

Bathroom

6'6" x 6'6" (2.000 x 1.990)

Double glazed obscure window facing the rear, panel bath with shower over, pedestal hand wash basin, low level WC, tiled walls and flooring and wall mounted radiator.

Landing

Stairs rising to the first floor landing with ceiling light point and doors to:

Bedroom One

12'0" x 10'11" (3.672 x 3.328)

Double glazed window facing the front elevation, wall mounted radiator and ceiling light point.

Bedroom Two

11'11" x 8'11" (3.635 x 2.723)

Double glazed window facing the rear, built in storage cupboard, wall mounted radiator and ceiling light point

Bedroom Three L Shape

11'5" x 6'9" max (3.481 x 2.067 max)

Double glazed window facing the rear elevation, wall mounted radiator, airing cupboard and ceiling light point.

Externally

The property has a large rear garden mainly laid to lawn with patio seating area and side access to the front off road parking.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	49	
(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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