



Webbs

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Chapel Street | Heath Hayes, Cannock | WS12 3HE

Offers In The Region Of £260,000

 Webbs  
estate agents

## Summary

\*\* SPACIOUS DETACHED HOME \*\* POPULAR LOCATION \*\* IN NEED OF UPGRADING \*\* THREE BEDROOMS \*\* SPACIOUS BATHROOM \*\* LOUNGE, KITCHEN \*\* UTILITY AREA \*\* GENEROUS DRIVEWAY  
\*\* ENCLOSED REAR GARDEN \*\* DETACHED WORKSHOP \*\* OUTSTANDING POTENTIAL \*\* VIEWING ADVISED \*\*

Webbs Estate Agents have pleasure in offering this spacious detached home, situated in a popular location, being close to all local amenities, shops and schools. Briefly comprising: porch, entrance hallway, spacious lounge, kitchen, utility area and access to office/study area ( Garage Conversion). On the first floor, the landing leads to three bedrooms and a family bathroom. Externally the extensive block paved drive provides ample of road parking for several vehicles, a fully enclosed rear garden, a car port to side and a workshop with power and lighting. This lovely home has outstanding potential and is in need of some upgrading.

## Key Features

- SPACIOUS DETACHED HOME
- IN NEED OF UPGRADING
- LOUNGE, KITCHEN & UTILITY AREA
- ENCLOSED REAR GARDEN
- IN NEED OF UPGRADING
- POPULAR LOCATION
- THREE BEDROOMS & BATHROOM
- GENEROUS DRIVEWAY
- DETACHED WORKSHOP
- OUTSTANDING POTENTIAL

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

#### PORCH

#### HALLWAY

#### LOUNGE

19'2" x 12'2" (5.86m x 3.71m)

#### KITCHEN

9'11" x 9'4" (3.04m x 2.86m)

#### UTILITY AREA

8'5" x 7'1" (2.59m x 2.17m)

#### BEDROOM ONE

12'1" x 11'5" (3.70m x 3.49m)

#### BEDROOM TWO

10'3" x 9'5" (3.14m x 2.89m)

#### BEDROOM THREE

11'3" x 7'6" (3.43m x 2.29m)

#### FAMILY BATHROOM

10'11" x 6'1" (3.33m x 1.86m)

#### GARAGE (PART CONVERTED - STUDY)

12'7" x 8'0" (3.84m x 2.44m)

#### ENCLOSED REAR GARDEN

#### WORKSHOP

9'10"/19'0"3" x 13'3" (3/58m x 4.04m)

#### GENEROUS DRIVEWAY

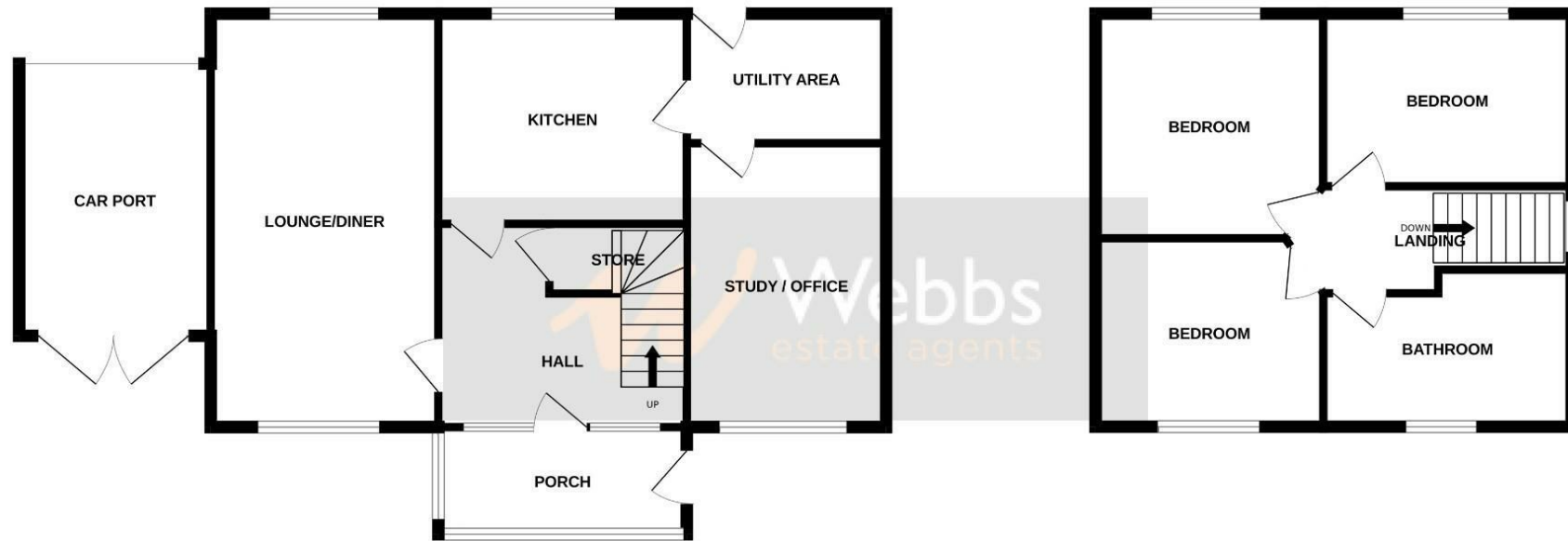
#### Disclosure





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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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	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70

Energy Efficiency Rating: **B** (Score: 79)   
 Environmental Impact (CO<sub>2</sub>) Rating: **C** (Score: 64)