



Webbs

Helping people move since 1994

Cemetery Road | Cannock | WS11 4QE

Open To Offers £190,000

 **Webbs**  
estate agents

## Summary

\*\* CHARMING CHARACTER SEMI DETACHED \*\*DETACHED GARAGE \*\* TWO DOUBLE BEDROOMS\*\* TWO INVITING RECEPTION ROOMS \*\* REFITTED KITCHEN \*\* OFF ROAD PARKING FOR TWO AT THE REAR  
\*\* WALKING DISTANCE TO CANNOCK TOWN \*\* WALKING DISTANCE TO SCHOOLS \*\*

WEBBS ESTATE AGENTS are delighted to welcome a Traditional semi detached family home on Cemetery Road. This stunning semi-detached character home is a delightful blend of original features and modern comforts. As you step inside, you are welcomed by two generous reception rooms, perfect for both relaxation and entertaining. The refitted kitchen is a highlight, offering a contemporary space for culinary adventures. The design has storage needs perfectly taken care of. The property boasts two spacious double bedrooms, ensuring ample room for rest and privacy. The generous family bathroom is well-appointed, providing a comfortable retreat for daily routines. Outside, you will find a large detached garage, ideal for additional storage or as a workshop, along with two parking spaces conveniently located at the rear of the property. The private enclosed rear garden is a true gem, offering a tranquil outdoor space for family gatherings or quiet moments in the sun. With excellent commuter links and being within walking distance to Cannock town centre, this home is perfectly situated for those who appreciate both convenience and community. This charming residence is an excellent opportunity for anyone seeking a characterful home in a desirable location. Don't miss the chance to make this lovely property your own.

## Key Features

## Rooms and Dimensions

### LOUNGE

10'6" x 12'6" (3.213 x 3.811)

### DINING ROOM

14'4" x 11'1" (4.370 x 3.394)

### STORAGE

### KITCHEN

17'3" x 7'3" (5.259 x 2.218)

### FIRST FLOOR LANDING

### MASTER BEDROOM

10'9"x 12'5" (3.300x 3.801)

### BEDROOM TWO

11'5" x 9'0" (3.491 x 2.747 )

### BATHROOM

11'5" x 7'4" (3.492 x 2.239)

### EXTERNALLY

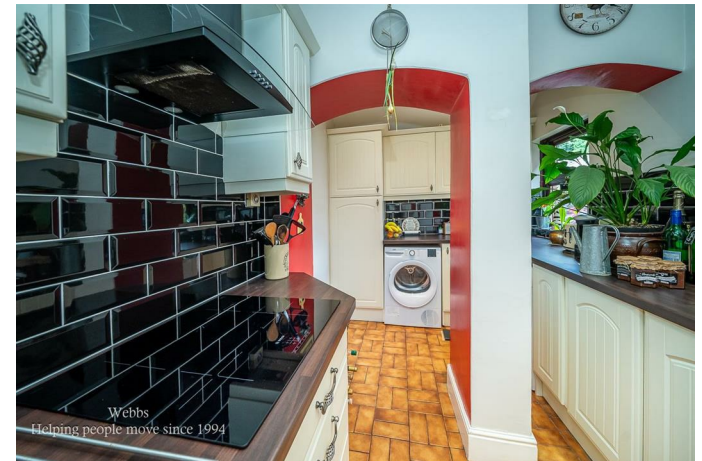
### DETACHED GARAGE

### PARKING AT REAR FOR TWO

### GENEROUS REAR GARDEN

### IDENTIFICATION CHECKS - C







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	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>
151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>
176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>
201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>
226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>
251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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