



Webbs

Helping people move since 1994

Wood Lane | Wedges Mills, Cannock | WS11 1TA

Auction Guide £230,000



## Summary

\*\* FOR SALE VIA MODERN METHOD OF AUCTION \*\* GOOD SIZED REAR GARDEN \*\* HUGE POTENTIAL FOR EXTENSION SUBJECT TO THE RELEVANT PLANNING PERMISSION \*\*

WEBBS ESTATE AGENTS are delighted to welcome to the market the beautiful Wood Lane a traditional double fronted detached family home. If you are looking for space, charm, curb appeal and potential then look no further. The property briefly comprises of an entrance hallway, spacious lounge, good sized breakfast kitchen, utility room, guest w.c and a conservatory. On the first floor there is two double bedrooms and a newly fitted large en-suite.

Set back from the road Wood lane is nestled in the leafy hamlet Wedges Mills. There is a drive which provides parking for several vehicles and has potential to extend further due to the good sized front lawn. The carport is to the side of the property leading out into the rear garden which is a good size and is not overlooked providing the privacy we all crave. In the garden you will find a recently erected summerhouse with WiFi and electric, perfect for entertaining or relaxing after a hard days work This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

## Key Features

- For Sale by Modern Auction – T & C's apply
- Buyers fees apply
- DOUBLE FRONTED TRADITIONAL DETACHED
- CONSERVATORY
- GUEST W.C
- Subject to Reserve Price
- The Modern Method of Auction
- PARKING
- UTILITY ROOM
- HIGHLY DESIRABLE LOCATION

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

12'11" x 11'11" (3.953 x 3.638)

### BREAKFAST KITCHEN

12'9" x 9'10" (3.909 x 3.020)

### UTILITY ROOM

6'9" x 5'9" (2.075 x 1.756)

### GUEST W.C

5'10" x 5'9" (1.779 x 1.756)

### CONSERVATORY

9'8" x 10'8" (2.968 x 3.260)

### FIRST FLOOR LANDING

### MASTER BEDROOM

12'10" x 11'2" (3.914 x 3.420)

### EN-SUITE BATHROOM

11'9" x 5'9" (3.583 x 1.762)

### BEDROOM TWO

12'9" x 9'10" (3.898 x 3.007)

### EXTERNALLY

GOOD SIZED FRONT LAWN

DRIVE FOR SEVERAL VEHICLES

CARPORIT

GOOD SIZED LARGE REAR GARDEN

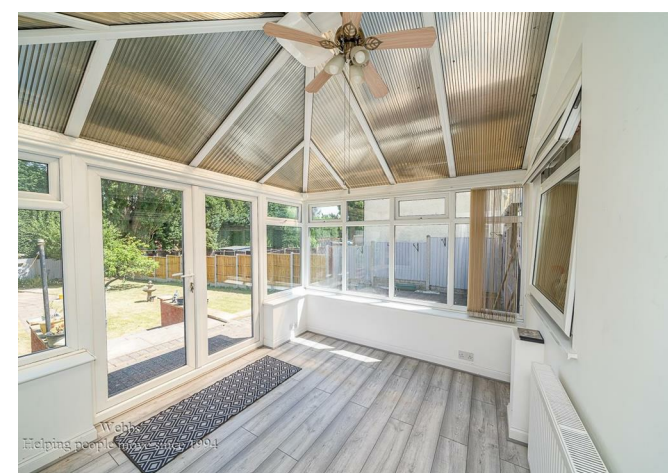
SUMMERHOUSE

15'9" x 9'2" (4.807 x 2.807)

IDENTIFICATION CHECKS - C

Agents Note C

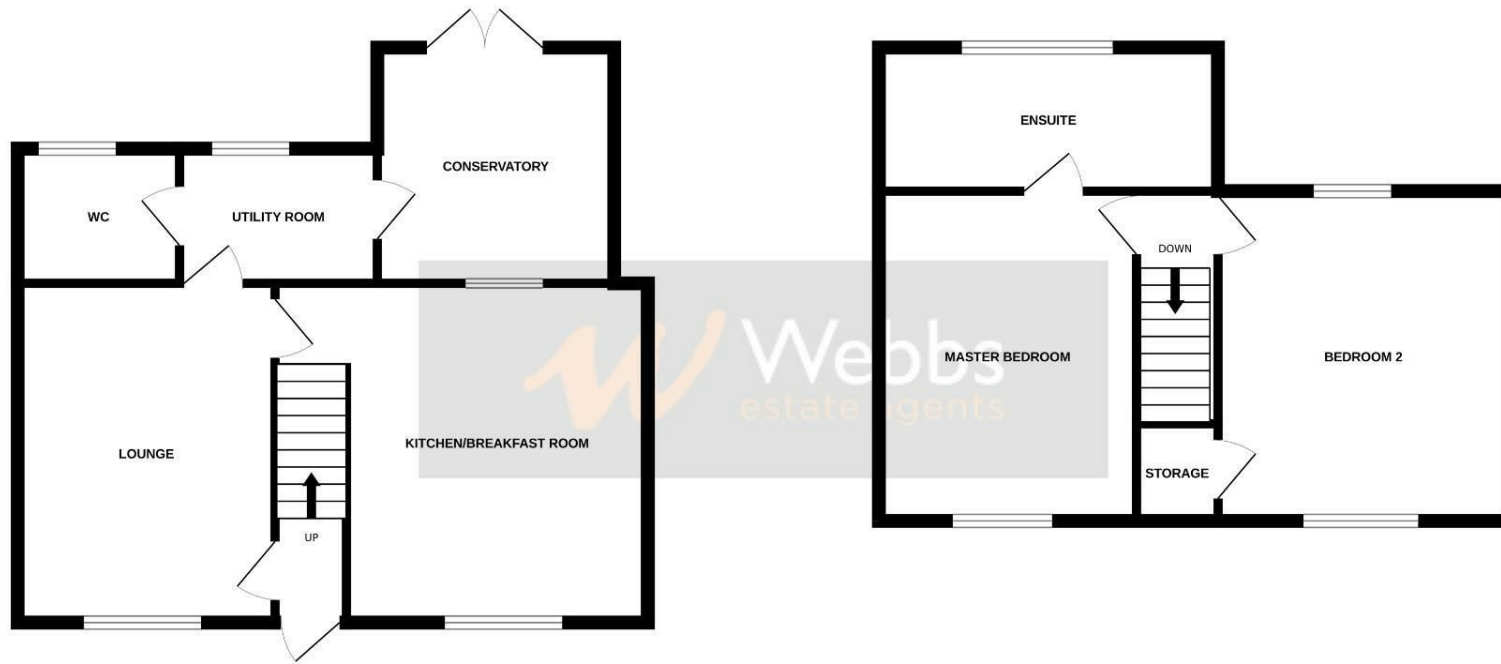
Auctioneer Comments





GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

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
<p>Buyer's average energy costs - lower energy costs are better</p> <p>100-150 £/year <b>A</b></p> <p>150-200 £/year <b>B</b></p> <p>200-250 £/year <b>C</b></p> <p>250-300 £/year <b>D</b></p> <p>300-350 £/year <b>E</b></p> <p>350-400 £/year <b>F</b></p> <p>400-450 £/year <b>G</b></p>		<p>Buyer's environmental impact - lower CO<sub>2</sub> emissions are better</p> <p>100-150 gCO<sub>2</sub>/m<sup>2</sup>/year <b>A</b></p> <p>150-200 gCO<sub>2</sub>/m<sup>2</sup>/year <b>B</b></p> <p>200-250 gCO<sub>2</sub>/m<sup>2</sup>/year <b>C</b></p> <p>250-300 gCO<sub>2</sub>/m<sup>2</sup>/year <b>D</b></p> <p>300-350 gCO<sub>2</sub>/m<sup>2</sup>/year <b>E</b></p> <p>350-400 gCO<sub>2</sub>/m<sup>2</sup>/year <b>F</b></p> <p>400-450 gCO<sub>2</sub>/m<sup>2</sup>/year <b>G</b></p>	
<p>79</p>		<p>62</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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