



Whitby Way | Cannock | WS11 1NT

Offers Over £249,995



## Summary

**\*\* WELL PRESENTED HOME \*\* KITCHEN DINER \*\* EXTENDED LOUNGE \*\* THREE BEDROOMS \*\* LANDSCAPED REAR GARDEN \*\* LARGE FRONT DRIVEWAY \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* MODERN BATHROOM \*\* CLOSE TO LOCAL SHOPS AND AMENITIES \*\* VIEWING STRONGLY ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a WELL PRESENTED AND EXTENDED home, situated in a popular location with excellent schools and transport links, easy access to local shops and amenities

In brief, consisting of an entrance hallway, modern kitchen diner, the lounge has been extended and has French doors opening out onto the patio seating area, a utility/storage room and rear entrance.

To the first floor there are three generous bedrooms and a modern bathroom, externally the property has a STUNNING LANDSCAPED REAR GARDEN with a large patio seating area and side gated access to a large front blocked paved driveway.

EARLY VIEWING STRONGLY ADVISED

## Key Features

- VERY WELL PRESENTED
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- MODERN KITCHEN DINER
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EXTENDED SEMI DETACHED HOME
- SPACIOUS LOUNGE
- STUNNING LANDSCAPED GARDEN
- POPULAR LOCATION
- VIEWING STRONGLY ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### KITCHEN DINER

11'10" x 9'10" (3.617 x 3.014)

### EXTENDED LOUNGE

15'8" x 11'10" (4.776 x 3.617)

### UTILITY/STORAGE CUPBOARD

### LANDING

### BEDROOM ONE

12'2" x 11'5" (3.710 x 3.494)

### BEDROOM TWO

9'6" x 7'2" (2.910 x 2.195)

### BEDROOM THREE

9'11" x 6'3" (3.047 x 1.924)

### MODERN BATHROOM

6'1" x 5'5" (1.864 x 1.661)

### STUNNING LANDSCAPED REAR AND SIDE GARDEN

### LARGE FRONT DRIVEWAY

### IDENTIFICATION CHECKS - C

### Agents Note





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	
Current	Potential	Current	Potential
<p>Key Average Energy Use - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup>/year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup>/year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup>/year <b>F</b></p> <p>400-450 kWh/m<sup>2</sup>/year <b>G</b></p>	<p>79</p> <p>58</p>	<p>Key Environmental Impact - lower CO<sub>2</sub> emissions</p> <p>100-150 g/m<sup>2</sup>/year <b>A</b></p> <p>150-200 g/m<sup>2</sup>/year <b>B</b></p> <p>200-250 g/m<sup>2</sup>/year <b>C</b></p> <p>250-300 g/m<sup>2</sup>/year <b>D</b></p> <p>300-350 g/m<sup>2</sup>/year <b>E</b></p> <p>350-400 g/m<sup>2</sup>/year <b>F</b></p> <p>400-450 g/m<sup>2</sup>/year <b>G</b></p>	<p>79</p> <p>58</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC