



Kelvin Drive | Cannock | WS11 6ED

£1,300 Per Month

 **Webbs**
estate agents

Summary

Webbs Estate Agents are pleased to present to let this three-bedroom home which offers comfortable and practical accommodation. Conveniently positioned close to local amenities, schools, and transport links, this attractive property presents an excellent rental opportunity in a sought-after Cannock location.

The property features a spacious living room with attractive bay frontage, creating a bright and welcoming main living space, alongside a generously sized fitted kitchen with ample room for dining and everyday family use. The ground floor also benefits from a convenient guest WC and welcoming entrance hallway, while the overall layout provides a modern and functional flow throughout the home.

To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom accessed from the central landing.

Key Features

Rooms and Dimensions

PROPERTY DETAILS

Hallway

7'10" x 4'11" (2.39 x 1.50)

Downstairs WC

3'4" x 3'8" (1.02 x 1.13)

Living Room

14'7" x 11'5" (4.45 x 3.48)

Kitchen

14'6" x 10'5" (4.44 x 3.19)

Landing

4'0" x 8'8" (1.24 x 2.66)

Bedroom

9'2" x 10'5" (2.81 x 3.18)

Ensuite

4'9" x 8'3" (1.45 x 2.53)

Bedroom

8'0" x 11'5" (2.46 x 3.48)

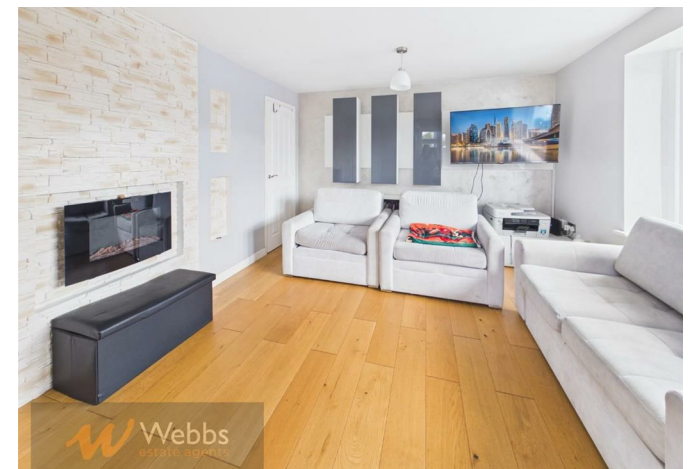
Bedroom

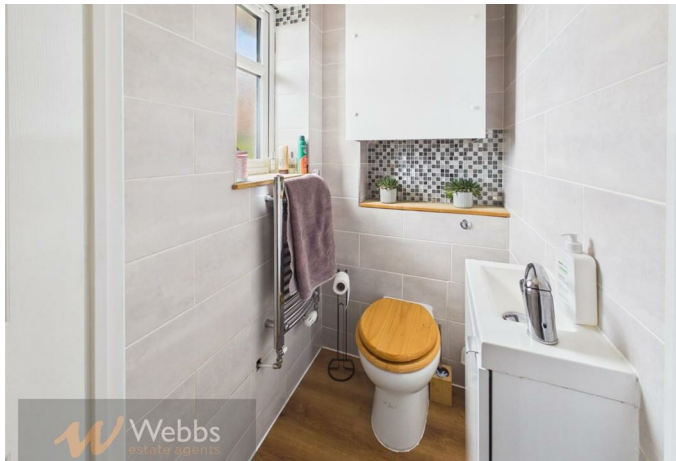
6'2" x 8'3" (1.89 x 2.54)

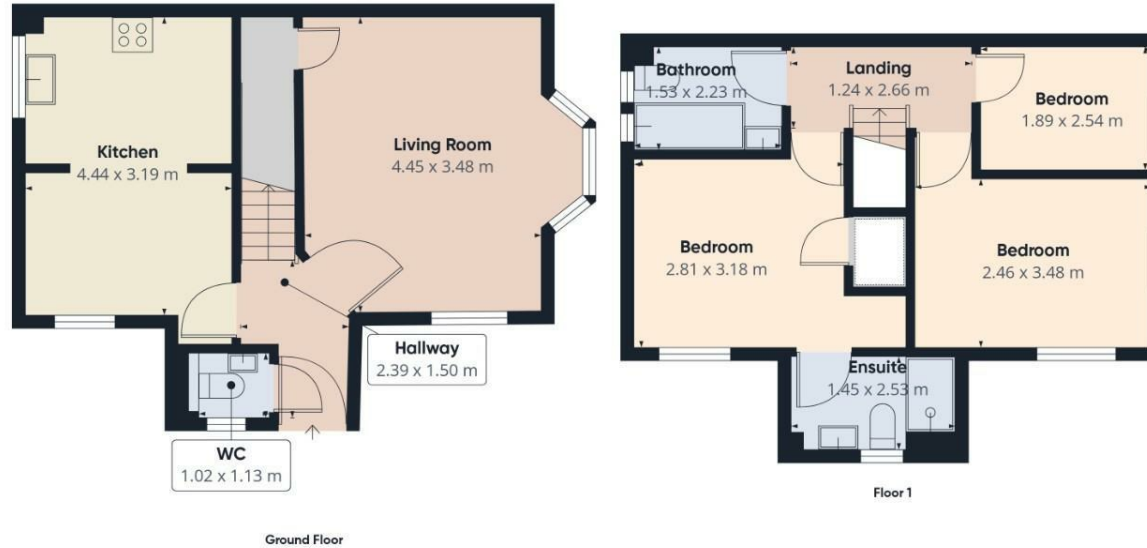
Bathroom

5'0" x 7'3" (1.53 x 2.23)

TENANCY INFORMATION & IMPORTANT NOTES







Approximate total area⁽¹⁾
72.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
105-120	A	105-120	A
85-105	B	85-105	B
65-85	C	65-85	C
45-65	D	45-65	D
25-45	E	25-45	E
5-25	F	5-25	F
1-5	G	1-5	G

England & Wales EU Directive 2002/91/EC

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.