



St. James Road | Cannock | WS11 1EN

£270,000

 **Webbs**
estate agents

Summary

Webbs Estate Agents are pleased to offer a rare opportunity to acquire a refurbished three-bedroom semi-detached home with a fully self-contained one-bedroom annexe, offering immediate income potential or flexible living arrangements.

The annexe has previously achieved a rental income of £850 per calendar month, making this an ideal purchase for buyers looking to offset mortgage costs, accommodate extended family, or create a home-based business space.

The main residence has been modernised by the current owner and offers well-proportioned accommodation throughout. The ground floor comprises an entrance hallway, a spacious lounge/diner with French doors opening onto the rear garden, a modern refitted kitchen, utility area, and guest WC.

To the first floor, the property benefits from a refitted shower room, a generous master bedroom, and a flexible second bedroom which has been subdivided to create two separate rooms. This layout can easily be reconfigured depending on the buyer's needs, offering potential for three bedrooms, dressing space, or a home office.

Key Features

- 3 BEDROOM SEMI DETACHED HOME WITH SELF-CONTAINED ONE BED ANNEXE
- REFURBISHED BY CURRENT OWNER
- MODERN REFITTED KITCHEN & SHOWER ROOM
- PRIVATE GARDEN & SEPARATE OUTDOOR SPACE TO ANNEXE
- EXCELLENT SCHOOLS & TRANSPORT LINKS
- ANNEXE PREVIOUSLY LET AT £850 PCM - STRONG INCOME POTENTIAL
- SPACIOUS LOUNGE / DINER WITH FRENCH DOORS TO GARDEN
- FLEXIBLE LAYOUT - IDEAL FOR HOME WORKING OR MULTI-GENERATIONAL LIVING
- AMPLE OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED

Rooms and Dimensions

MAIN HOUSE

ENTRANCE HALLWAY

LOUNGE DINER

19'3" x 11'5" (5.879 x 3.487)

MODERN REFITTED KITCHEN

19'3" x 11'5" (5.879 x 3.487)

UTILITY ROOM REAR ENTRANCE

6'10" x 4'2" (2.108 x 1.289)

GUEST WC

LANDING

BEDROOM ONE

11'5" x 11'1" (3.495 x 3.393)

BEDROOM TWO

8'5" x 8'4" (2.582 x 2.546)

BEDROOM THREE/OFFICE AREA

9'7" x 6'7" (2.943 x 2.018)

REFITTED SHOWER ROOM

7'1" x 5'10" (2.177 x 1.787)

ANNEX

OPEN PLAN LOUNGE AND KITCHEN

18'9" x 8'4" (5.738 x 2.542)

SHOWER ROOM

5'6" x 5'2" (1.694 x 1.588)

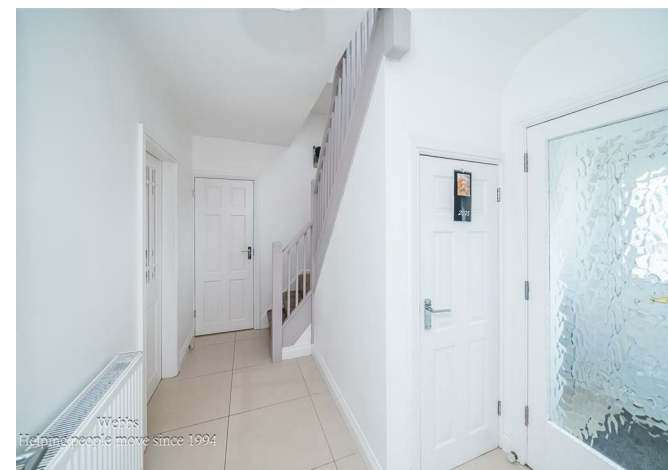
BEDROOM

11'10" x 8'4" (3.620 x 2.543)

ENCLOSED REAR GARDEN

FRONT DRIVEWAY

IDENTIFICATION CHECKS - C





GROUND FLOOR

1ST FLOOR



86 ST JAMES ROAD WS11 1EN

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 ₂) Rating		
Current	Potential	Current	Potential	
<p>Key average energy cost - meter reading costs</p> <p>10000 kWh A 10000 kWh B 10000 kWh C 10000 kWh D 10000 kWh E 10000 kWh F 10000 kWh G</p>	<p>85</p>	<p>Key annual CO₂ emissions - meter reading emissions</p> <p>10000 kWh A 10000 kWh B 10000 kWh C 10000 kWh D 10000 kWh E 10000 kWh F 10000 kWh G</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>

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