




Webbs
estate agents
01543 468846
webbsea.co.uk
FOR SALE

Webbs
Helping people move since 1994

St. James Road | Cannock | WS11 1EN
Offers In The Region Of £240,000

 **Webbs**
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Summary

**** EXTENDED FAMILY HOME ** THREE BEDROOMS ** LARGE LANDSCAPED REAR GARDEN ** AMPLE OFF ROAD PARKING ** POPULAR LOCATION ** LARGE LOUNGE ** GROUND FLOOR BEDROOM/SECOND RECEPTION ROOM ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a spacious extended home, offering excellent schools, transport links, local shops and amenities are only a short distance away.

In brief, consisting of an entrance hallway, spacious lounge with a door to the ground floor bedroom which is a versatile space and would also make a great second reception room if desired, modern style kitchen and guest WC.

To the first floor there are two generous double bedrooms and a shower room, externally the property has a large landscaped rear garden, and ample parking is provided by a driveway to the front.

EARLY VIEWING ADVISED

Key Features

- EXTENDED SEMI DETACHED HOME
- LARGE REAR GARDEN
- POPULAR LOCATION
- AMPLE OFF ROAD PARKING
- GUEST WC
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- SPACIOUS LOUNGE
- MODERN STYLE KITCHEN
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

SPACIOUS LOUNGE

11'2" x 18'5" (3.42 x 5.62)

GROUND FLOOR BEDROOM THREE

11'5" x 15'1" (3.48 x 4.61)

KITCHEN

10'4" x 11'0" (3.16 x 3.36)

GUEST WC

LANDING

BEDROOM ONE

8'2" x 14'11" (2.51 x 4.57)

BEDROOM TWO

11'4" x 11'0" (3.46 x 3.37)

SHOWER ROOM

5'5" x 7'1" (1.66 x 2.17)

LANDSCAPED REAR GARDEN

FRONT GARDEN AND DRIVEWAY


IDENTIFICATION CHECKS - C

Premium Conveyancing (B)

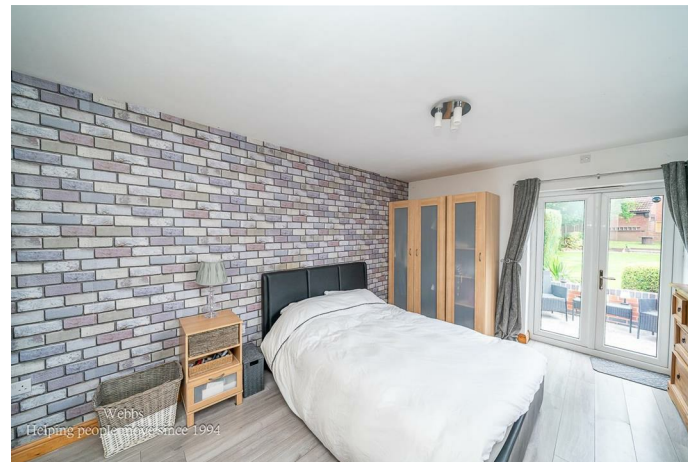
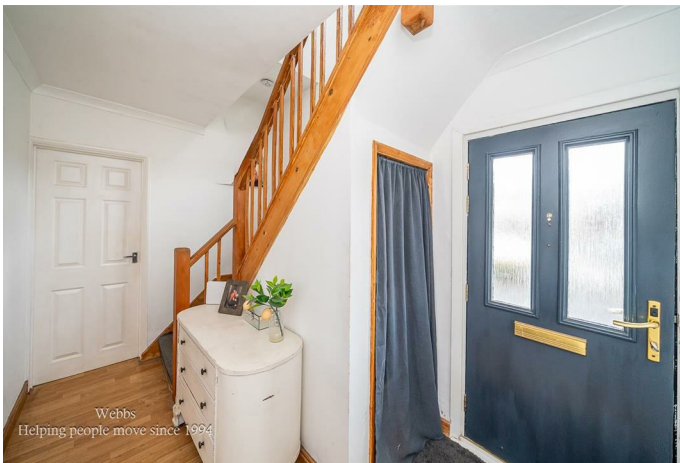


**GET READY FOR A SPEEDIER,
SMOOTHER AND MORE SUCCESSFUL
TRANSACTION WITH THIS PREMIUM
CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.



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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	
Score	Band	Score	Band
100-109	A	100-109	A
81-100	B	81-100	B
62-80	C	62-80	C
43-61	D	43-61	D
25-42	E	25-42	E
10-24	F	10-24	F
1-9	G	1-9	G

EU Directive 2002/91/EC