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Stafford Road | | WS12 4NA

Offers Invited £190,000

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estate agents

## Summary

\*\* TRADITIONAL TERRACED \*\* THREE BEDROOMS \*\* OPEN PLAN LOUNGE/DINING & KITCHEN \*\* FAMILY BATHROOM \*\* LARGE GARDEN BACKING ONTO WOODS \*\* OPEN FIRE \*\* CLOSE TO CANNOCK TOWN \*\* PRIVATE DRIVE \*\* CLOSE TO GOOD SCHOOLS

WEBBS ESTATE AGENTS are delighted to welcome a lovely traditional terraced family home on Stafford Road in the charming area of Huntington, this extended three-bedroom terraced family home offers a delightful blend of comfort and modern living. As you enter, you are welcomed into a spacious open-plan lounge and dining room, perfect for family gatherings and entertaining guests. The room features an inviting open fire, creating a warm and cosy atmosphere during the colder months.

The kitchen has been thoughtfully extended and boasts velux windows, allowing natural light to flood the space, making it a bright and cheerful area for culinary creations. The first floor comprises three well-proportioned bedrooms, providing ample space for family members or guests. A family bathroom completes this level, ensuring convenience for all.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. Additionally, off-road parking is available, providing ease and security for your vehicles.

This terraced home is not only a comfortable living space but also a perfect opportunity for families looking to settle in a friendly community. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

## Key Features

- Extended three-bed terraced home
- Cosy open fire feature
- Three bedrooms on first floor
- Large garden for outdoor fun
- Located on Stafford Road
- Open-plan lounge and dining
- Extended kitchen with Velux windows
- Family bathroom on first floor
- Off-road parking available
- Viewing highly recommended

## Rooms and Dimensions

### ENTRANCE PORCH

### LOUNGE

12'11" x 17'4" (3.946 x 5.308)

### DINING AREA

8'8" x 17'5" (2.655 x 5.318)

### KITCHEN

13'8" x 8'4" (4.169 x 2.551)

### GUEST W.C

### FIRST FLOOR LANDING

### MASTER BEDROOM

9'1" x 12'6" (2.778 x 3.820)

### BEDROOM TWO

9'9" x 9'5" (2.973 x 2.872)

### BEDROOM THREE

8'9" x 7'9" (2.690 x 2.3720)

### FAMILY BATHROOM

7'6" x 6'7" (2.308 x 2.019)

### EXTERNALLY

### LARGE ENCLOSED REAR GARDEN

### PRIVATE DRIVE

### IDENTIFICATION CHECKS - C





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
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 gCO <sub>2</sub> /m <sup>2</sup> /year <b>A</b>	100-125 gCO <sub>2</sub> /m <sup>2</sup> /year <b>A</b>
125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 gCO <sub>2</sub> /m <sup>2</sup> /year <b>B</b>	125-150 gCO <sub>2</sub> /m <sup>2</sup> /year <b>B</b>
150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 gCO <sub>2</sub> /m <sup>2</sup> /year <b>C</b>	150-175 gCO <sub>2</sub> /m <sup>2</sup> /year <b>C</b>
175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 gCO <sub>2</sub> /m <sup>2</sup> /year <b>D</b>	175-200 gCO <sub>2</sub> /m <sup>2</sup> /year <b>D</b>
200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 gCO <sub>2</sub> /m <sup>2</sup> /year <b>E</b>	200-225 gCO <sub>2</sub> /m <sup>2</sup> /year <b>E</b>
225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 gCO <sub>2</sub> /m <sup>2</sup> /year <b>F</b>	225-250 gCO <sub>2</sub> /m <sup>2</sup> /year <b>F</b>
250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 gCO <sub>2</sub> /m <sup>2</sup> /year <b>G</b>	250-300 gCO <sub>2</sub> /m <sup>2</sup> /year <b>G</b>

England & Wales EU Directive 2002/91/EC  
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