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**Viewfield Avenue | Cannock | WS12 4JF**

**Auction Guide £180,000**



## Summary

\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* SEMI DETACHED DORMER BUNGALOW \*\*FOUR GENEROUS BEDROOMS \*\* LOUNGE/DINER \*\* DETACHED GARAGE \*\* DRIVE & REAR GARDEN \*\*

WEBBS ESTATE AGENTS are delighted to welcome to market a semi detached dormer bungalow n the tranquil cul-de-sac of Viewfield Avenue, Hednesford, Cannock, This charming home presents an excellent opportunity for those seeking a property with great potential . With four well-proportioned bedrooms, two of which are conveniently located on the ground floor, this home is perfect for families or those looking to downsize.

The spacious lounge diner offers a welcoming space for relaxation and entertaining, while the kitchen provides a functional area for culinary pursuits. The bathroom, though in need of modernisation, allows for personal touches to be added, making it a canvas for your design aspirations.

This property is not only ideal for families but also serves as a promising investment opportunity. The bungalow is set in a peaceful location, ensuring a serene living environment, while the garden and garage add to the practicality and appeal of the home.

With its modern method of auction sale, this property is oozing with potential and awaits a new owner to bring it to life. Whether you are looking to create your dream home or seeking a sound investment, this bungalow on Viewfield Avenue is certainly worth considering.

## Key Features

- FOR SALE WITH THE MODERN METHOD OF AUCTION
- GOOD SIZED LOUNGE/DINER
- QUIET CUL-DE-SAC LOCATION
- FULLY ENCLOSED PRIVATE REAR GARDEN
- DORMER BUNGALOW
- FOUR GENEROUS BEDROOMS
- OOZING POTENTIAL
- IDEAL INVESTMENT
- DETACHED GARAGE
- VIEWING HIGHLY RECOMMENDED

## Rooms and Dimensions

### ENTANCE HALLWAY

11'8" x 5'3" (3.570 x 1.617)

### LOUNGE

16'9" x 11'0" (5.111 x 3.362)

### KITCHEN

9'10",78'8" x 6'6",636'5" (3,24 x 2,194)

### BATHROOM

4'11" x 5'8" (1.505 x 1.736)

### MASTER BEDROOM

13'6" x 10'0" (4.136 x 3.066)

### BEDROOM TWO

7'11" x 8'0" (2.430 x 2.440)

### BEDROOM THREE

7'2" x 14'9" (2.195 x 4.521)

### BEDROOM FOUR

11'0" x 9'1" (3.376 x 2.793)

### EXTERNALLY

PRIVATE REAR GARDEN

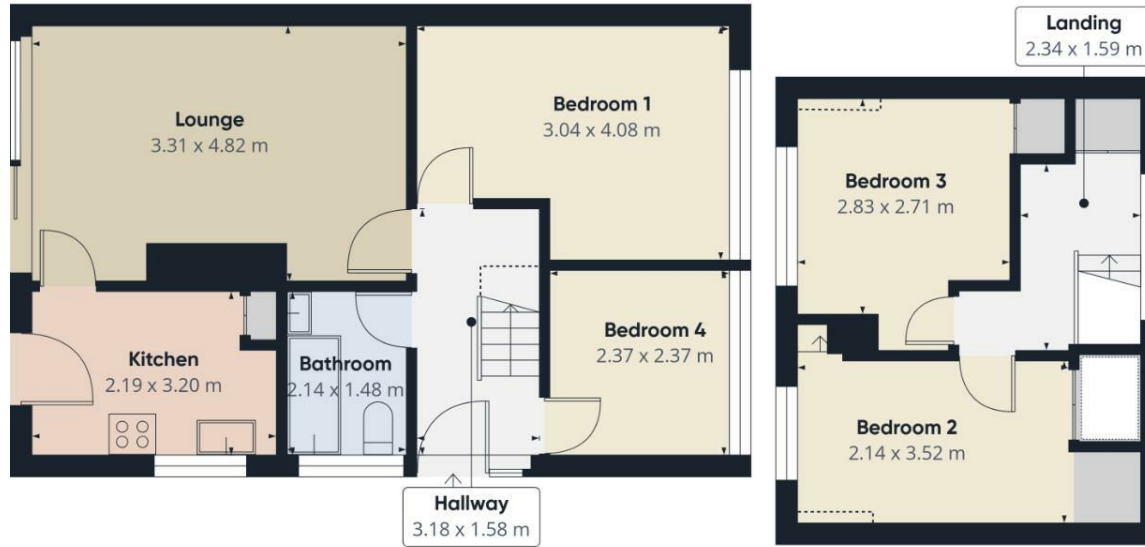
DETACHED GARAGE

PRIVATE DRIVE

IDENTIFICATION CHECKS - C







Approximate total area<sup>(1)</sup>  
68.9 m<sup>2</sup>  
Reduced headroom  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

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

GIRAFFE360



Ground Floor

Floor 1

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	
Rating	Score	Rating	Score
Best possible (A)	92-100	Best possible (A)	10-20
B	81-91	B	21-30
C	69-80	C	31-40
D	55-68	D	41-50
E	39-54	E	51-60
F	21-38	F	61-70
G	1-20	G	71-80
Minimum (G)	1-20	Minimum (G)	81-90

Energy Efficiency Rating: 67 (Target 73)  
 Environmental Impact (CO<sub>2</sub>) Rating: 73

England & Wales EU Directive 2002/91/EC  
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