



Webbs

Helping people move since 1994

Hednesford Road | Cannock | WS12 3EA

Offers Invited £150,000

 **Webbs**
estate agents

Summary

** GROUND FLOOR APARTMENT ** TWO BEDROOMS ** EN-SUITE ** FAMILY BATHROOM ** SECURE GATED ACCESS ** ALLOCATED PARKING ** IN THE HEART OF HEATH HAYES **

WEBBS ESTATE AGENTS would like to welcome this beautifully presented ground floor duplex apartment, ideally located on Hednesford Road in the heart of Heath Hayes, Cannock. This charming two-bedroom property offers a perfect blend of comfort and convenience, making it an excellent choice for both first-time buyers and those looking to downsize.

As you enter the apartment, you are greeted by a spacious open-plan lounge and dining area, seamlessly connected to a well-equipped kitchen. This layout is perfect for entertaining guests or enjoying a quiet evening at home. The apartment features two inviting bedrooms, with the master bedroom benefiting from an en-suite bathroom, providing a private retreat for relaxation. Additionally, there is a well-appointed family bathroom. There is secure gated allocated parking and visitor parking ensuring ample facilities for all residents.

One of the standout features of this property is its prime location. Situated at the heart of Heath Hayes, you will find all local shops just a stone's throw away, making daily errands a breeze. For those who appreciate the great outdoors, the nearby nature reserves offer a wonderful opportunity to explore and enjoy the natural beauty of the area.

This duplex apartment is not only well-presented but also offers a lifestyle of convenience and accessibility. With its modern amenities and prime location, it is a fantastic opportunity for anyone looking to make Heath Hayes their home. Do not miss the chance to view this delightful property.

Key Features

- GROUND FLOOR APARTMENT
- EN-SUITE BATHROOM
- MODERN KITCHEN AREA
- SHOPE ON THE DOORSTEP
- SECURE GATDE ACCESS
- TWO SPACIOUS BEDROOMS
- OPEN PLAN LOUNGE/DINER
- SITUATED IN THE HEART OF HEATH HAYES
- CLOSE TO NATURE RESEVR
- VIEWING HIGHLY RECOMMENDED

Rooms and Dimensions

Agents Notes

ENTRANCE HALLWAY

12'3" x 9'0" (3.758 x 2.753)

LOUNGE/DINER

17'2" x 14'4" (5.233 x 4.388)

KITCHEN

11'6" x 9'0" (3.520 x 2.753)

MASTER BEDROOM

10'4" x 14'5" (3.170 x 4.402)

BEDROOM TWO

13'6" x 7'0" (4.131 x 2.140)

BATHROOM

7'2" x 5'6" (2.195 x 1.692)

EXTERNALLY

ALLOCATED PARKING

IDENTIFICATION CHECKS - C





Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994

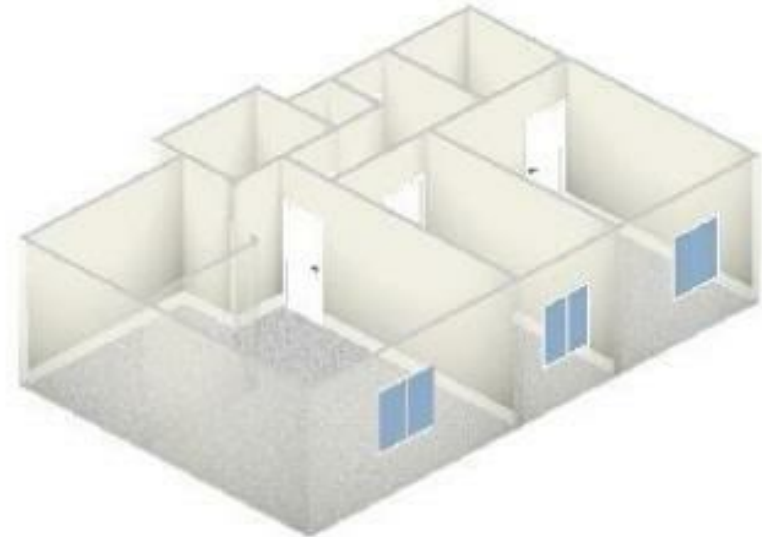


Webbs
Helping people move since 1994



Webbs
Helping people move since 1994

Floor Plan: Badgers Court, Heath Hayes



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

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																																	
<table border="1"> <tr><td>Very energy efficient - lower energy costs</td></tr> <tr><td>100-120 kWh/m²/year</td></tr> <tr><td>A</td></tr> <tr><td>90-100 kWh/m²/year</td></tr> <tr><td>B</td></tr> <tr><td>80-90 kWh/m²/year</td></tr> <tr><td>C</td></tr> <tr><td>70-80 kWh/m²/year</td></tr> <tr><td>D</td></tr> <tr><td>60-70 kWh/m²/year</td></tr> <tr><td>E</td></tr> <tr><td>50-60 kWh/m²/year</td></tr> <tr><td>F</td></tr> <tr><td>40-50 kWh/m²/year</td></tr> <tr><td>G</td></tr> <tr><td>Below minimum standard - higher energy costs</td></tr> </table>	Very energy efficient - lower energy costs	100-120 kWh/m ² /year	A	90-100 kWh/m ² /year	B	80-90 kWh/m ² /year	C	70-80 kWh/m ² /year	D	60-70 kWh/m ² /year	E	50-60 kWh/m ² /year	F	40-50 kWh/m ² /year	G	Below minimum standard - higher energy costs	67	70	<table border="1"> <tr><td>Very low embodied carbon - lower CO₂ emissions</td></tr> <tr><td>100-120 gCO₂/m²</td></tr> <tr><td>A</td></tr> <tr><td>90-100 gCO₂/m²</td></tr> <tr><td>B</td></tr> <tr><td>80-90 gCO₂/m²</td></tr> <tr><td>C</td></tr> <tr><td>70-80 gCO₂/m²</td></tr> <tr><td>D</td></tr> <tr><td>60-70 gCO₂/m²</td></tr> <tr><td>E</td></tr> <tr><td>50-60 gCO₂/m²</td></tr> <tr><td>F</td></tr> <tr><td>40-50 gCO₂/m²</td></tr> <tr><td>G</td></tr> <tr><td>Below minimum standard - higher CO₂ emissions</td></tr> </table>	Very low embodied carbon - lower CO ₂ emissions	100-120 gCO ₂ /m ²	A	90-100 gCO ₂ /m ²	B	80-90 gCO ₂ /m ²	C	70-80 gCO ₂ /m ²	D	60-70 gCO ₂ /m ²	E	50-60 gCO ₂ /m ²	F	40-50 gCO ₂ /m ²	G	Below minimum standard - higher CO ₂ emissions	
Very energy efficient - lower energy costs																																				
100-120 kWh/m ² /year																																				
A																																				
90-100 kWh/m ² /year																																				
B																																				
80-90 kWh/m ² /year																																				
C																																				
70-80 kWh/m ² /year																																				
D																																				
60-70 kWh/m ² /year																																				
E																																				
50-60 kWh/m ² /year																																				
F																																				
40-50 kWh/m ² /year																																				
G																																				
Below minimum standard - higher energy costs																																				
Very low embodied carbon - lower CO ₂ emissions																																				
100-120 gCO ₂ /m ²																																				
A																																				
90-100 gCO ₂ /m ²																																				
B																																				
80-90 gCO ₂ /m ²																																				
C																																				
70-80 gCO ₂ /m ²																																				
D																																				
60-70 gCO ₂ /m ²																																				
E																																				
50-60 gCO ₂ /m ²																																				
F																																				
40-50 gCO ₂ /m ²																																				
G																																				
Below minimum standard - higher CO ₂ emissions																																				
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC																																		

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk