



Mary Elizabeth Court | Cannock | WS12 2EH  
£800 PCM

 **Webbs**  
estate agents

## Summary

Webbs Estate Agents are delighted to offer to let this well presented second floor apartment, ideally situated in the heart of the popular village of Heath Hayes. With its excellent proximity to the local high street, you'll find an array of shops, cafes, and amenities just a short walk away.

The property offers spacious and modern accommodation, briefly comprising of: entrance hallway, open plan lounge/kitchen, two bedrooms and bathroom. With electric heating, double glazing and residents parking.

The apartment is also ideally located for quick access to major road networks, including the A5, A34, and M6, ensuring easy commutes to nearby towns and cities.

## Key Features

## Rooms and Dimensions

### PROPERTY DETAILS:

#### Open Plan Kitchen/Living Space

16'6" x 10'9" (5.04 x 3.29)

#### Bedroom One

17'1" x 6'11" (5.23 x 2.13)

#### Bedroom Two

10'4" x 5'10" (3.17 x 1.78)

#### Bathroom

10'3" x 4'11" (3.14 x 1.52)

## TENANCY INFORMATION & IMPORTANT NOTES







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	Planned
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions		
Band A	Band A	74	77
Band B	Band B		
Band C	Band C		
Band D	Band D		
Band E	Band E		
Band F	Band F		
Band G	Band G		
All energy efficient - lower running costs	All environmentally friendly - lower CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC