



Sankey Road | Cannock | WS11 6DT

Auction Guide £210,000

 **Webbs**  
estate agents

## Summary

**\*\* NO CHAIN \*\* PLANNING PERMISSION FOR TWO STOREY SIDE & REAR EXTENSION WITH PART SINGLE EXTENSION \*\***

Webbs Estate Agents have pleasure in offering this recently refurbished and extended family home, occupying a generous corner plot in a popular location. Briefly comprises: a hallway, spacious lounge, spacious REFITTED kitchen diner and REFITTED shower room. On the first floor, the landing leads to four good-sized bedrooms and a REFITTED family bathroom. Externally there is a substantial fully enclosed rear garden, fore garden and generous private driveway providing ample off-road parking.

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

## Key Features

- For Sale by Modern Auction – T & C's apply
- Buyers fees apply
- GENEROUS GARDENS
- BATHROOM & SHOWER ROOM
- FOUR BEDROOMS
- Subject to Reserve Price
- The Modern Method of Auction
- NO CHAIN
- SPACIOUS REFITTED KITCHEN DINER
- PLANNING PERMISSION APPROVED FOR TWO STOREY SIDE EXTENSION

## Rooms and Dimensions

### PORCH

### HALLWAY

9'5" x 9'3" (2.88 x 2.82)

### LOUNGE/DINER

20'0" . x 11'3" (6.10m. x 3.45)

### KITCHEN

9'10" x 10'9" (2.998 x 3.29)

### CONSERVATORY

### LANDING

### BEDROOM ONE

10'4" x 12'11" (3.171 x 3.94)

### SHOWER ROOM

### BEDROOM TWO

10'8" x 6'4" (3.26 x 1.94)

### BEDROOM THREE

9'1" x 4'8" (2.77 x 1.44)

### BEDROOM FOUR

5'11" x 7'8" (1.82 x 2.36)

### BATHROOM

### GENEROUS GARDENS

### GENEROUS DRIVEWAY

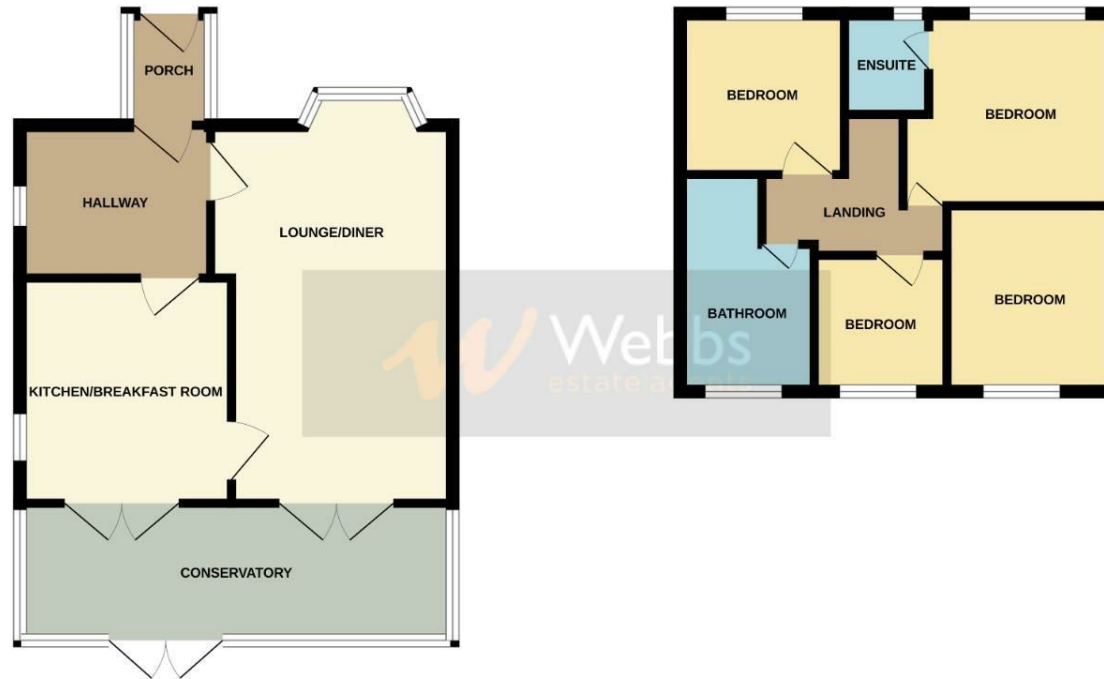
### Identification checks - C





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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