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**Chapel Street | Cannock | WS11 9NX**

**Offers In The Region Of £260,000**



## Summary

**\*\* SOUGHT-AFTER LOCATION \*\* EXTENDED SEMI DETACHED HOME \*\* THREE BEDROOMS \*\* MODERN REFITTED BREAKFAST KITCHEN \*\* SPACIOUS LOUNGE \*\* AMPLE OFF ROAD PARKING \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* EARLY VIEWING ADVISED \*\***

Webbs Estate Agents are delighted to present this spacious and well-maintained semi-detached family home, ideally situated close to highly regarded schools, excellent transport links, local shops, and a wide range of amenities.

The accommodation briefly comprises a welcoming entrance hallway, a beautifully refitted breakfast kitchen with granite worktops, and a versatile second reception room, currently used as a craft room. The generous lounge opens into a bright conservatory, which enjoys views over the mature, landscaped rear garden.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the home boasts a substantial driveway providing ample off-road parking, while additional benefits include a convenient guest WC.

An early viewing is highly recommended to fully appreciate the size and desirable location of this fantastic family home.

## Key Features

- SOUGHT AFTER LOCATION
- TWO GENEROUS RECEPTION ROOMS
- AMPLE OFF ROAD PARKING
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- EXTENDED SEMI DETACHED HOME
- MATURE REAR GARDEN
- REFITTED MODERN BREAKFAST KITCHEN
- MODERN FAMILY BATHROOM
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### MODERN REFITTED BREAKFAST KITCHEN

12'6" x 10'7" (3.811 x 3.246)

### CRAFT ROOM/SECOND RECEPTION ROOM

30'4" x 7'2" (9.266 x 2.201)

### SPACIOUS LOUNGE

17'5" x 11'11" (5.31 x 3.65)

### CONSERVATORY

12'2" x 7'9" (3.723 x 2.384)

### LANDING

### BEDROOM ONE

12'6" x 10'8" (3.835 x 3.256)

### BEDROOM TWO

12'6" x 10'0" (3.816 x 3.069)

### BEDROOM THREE

8'0" x 7'3" (2.441 x 2.235)

### MODERN FAMILY BATHROOM

7'11" x 6'5" (2.417 x 1.979)

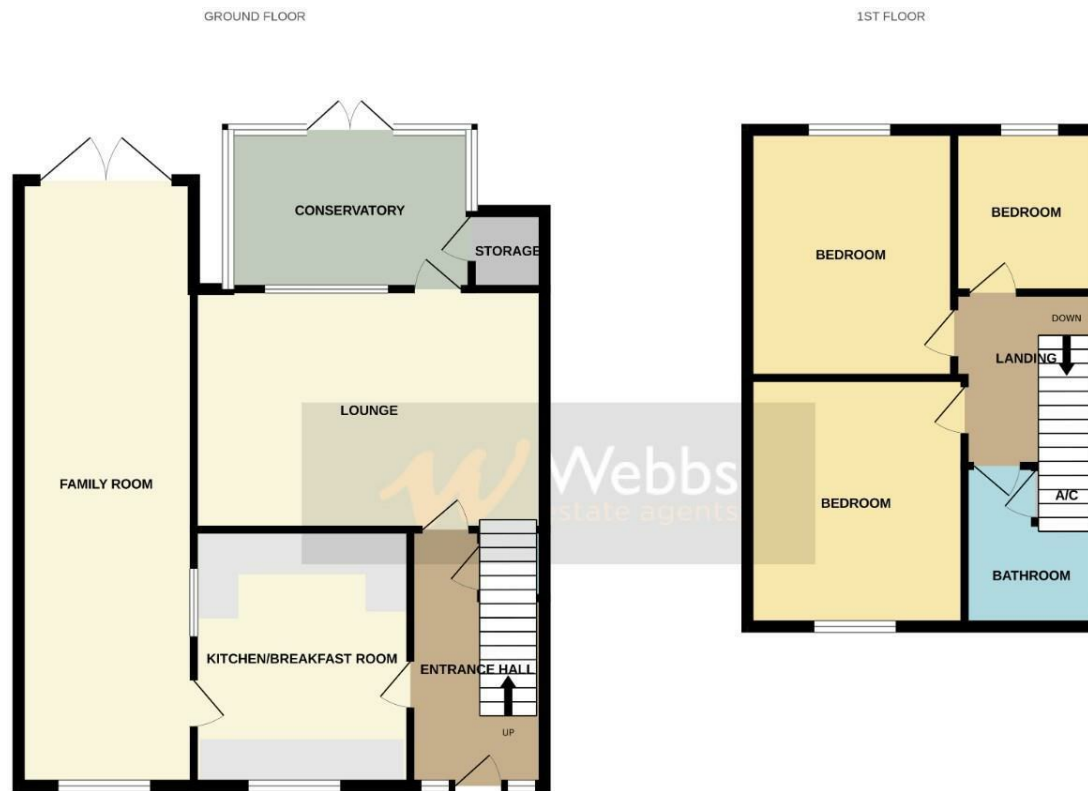
### MATURE REAR GARDEN

### DRIVWAY TO THE FRONT

### IDENTIFICATION CHECKS - C







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
<p>Key Average Energy Use - lower energy costs</p> <p>100 kWh/m<sup>2</sup> A</p> <p>105 kWh/m<sup>2</sup> B</p> <p>110 kWh/m<sup>2</sup> C</p> <p>115 kWh/m<sup>2</sup> D</p> <p>120 kWh/m<sup>2</sup> E</p> <p>125 kWh/m<sup>2</sup> F</p> <p>130 kWh/m<sup>2</sup> G</p>	<p>86</p>	<p>Key Average Energy Use - lower CO<sub>2</sub> emissions</p> <p>100 g/m<sup>2</sup> A</p> <p>105 g/m<sup>2</sup> B</p> <p>110 g/m<sup>2</sup> C</p> <p>115 g/m<sup>2</sup> D</p> <p>120 g/m<sup>2</sup> E</p> <p>125 g/m<sup>2</sup> F</p> <p>130 g/m<sup>2</sup> G</p>	<p>71</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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