



Webbs

Helping people move since 1994

Well Lane | | WS6 6EZ

Offers Over £225,000

 **Webbs**  
estate agents

## Summary

**\*\* WELL PRESENTED \*\* THREE BEDROOMS \*\* SOUGHT AFTER LOCATION \*\* CONSERVATORY \*\* ENCLOSED REAR GARDEN \*\* SPACIOUS LOUNGE \*\* BLOCK PAVED DRIVEWAY \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* IDEAL FOR LOCAL SHOPS AND AMENITIES \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are delighted to offer for sale this well-presented and generously proportioned terraced home, ideally located close to highly regarded schools, excellent transport links, and a range of local shops and amenities.

The accommodation briefly comprises an entrance porch, offering a practical space suitable for use as a utility area, leading into the entrance hallway, guest WC, a modern breakfast kitchen and a spacious lounge featuring stairs to the first floor and patio doors opening into the conservatory.

Upstairs, the property offers three bedrooms and a family bathroom.

Externally, the rear garden is designed for low maintenance and includes gated access to an additional parking space at the rear. To the front, a block-paved driveway provides further off-road parking.

Early viewing is highly recommended.

## Key Features

- WELL PRESENTED TERRACED HOME
- EXCELLENT SCHOOLS
- CONSERVATORY
- LOW MAINTENANCE REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- THREE BEDROOMS
- SPACIOUS LOUNGE
- BREAKFAST KITCHEN
- OFF ROAD PARKING
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH AND HALLWAY

### GUEST WC

### BREAKFAST KITCHEN

10'0" x 8'5" (3.07 x 2.57)

### SPACIOUS LOUNGE

14'11" x 14'1" (4.55 x 4.30)

### CONSERVATORY

8'7" x 6'3" (2.64 x 1.93)

### LANDING

### BEDROOM ONE

12'0" x 8'10" (3.66 x 2.7)

### BEDROOM TWO

10'0" x 8'10" (3.07 x 2.7)

### BEDROOM THREE

7'1" x 5'8" (2.18 x 1.73)

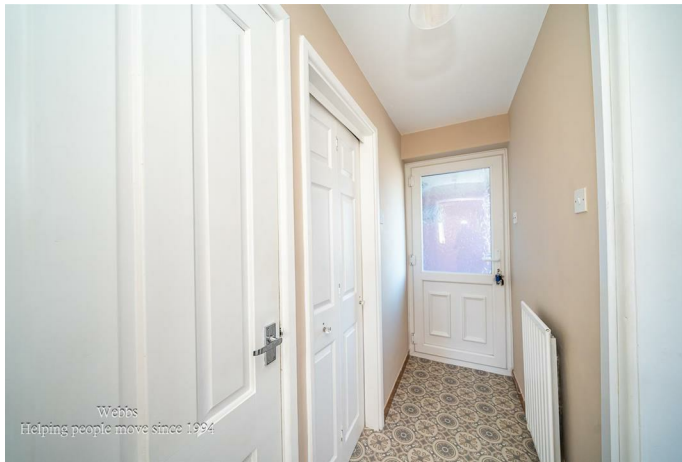
### BATHROOM

### ENCLOSED REAR GARDEN

### FRONT DRIVEWAY

### 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



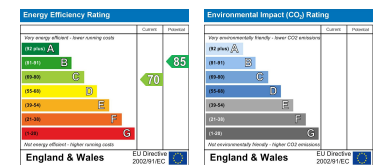
Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



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.



153 Avon Road, Cannock, WS11 1LF

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

