



**School Road | Cannock | WS11 9SQ**  
**£220,000**

**W** Webbs  
estate agents

## Summary

\*\* NO ONWARD CHAIN \*\* CONVENIENT LOCATION \*\* CLOSE TO SCHOOLS & AMENITIES \*\* EARLY VIEWING ADVISED \*\* SPACIOUS EXTENDED FAMILY HOME \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* LOUNGE \*\* DINING ROOM \*\* KITCHEN \*\* SUNROOM \*\* DRIVEWAY \*\* PRIVATE REAR GARDEN \*\*

WEBBS ESTATE AGENTS have the pleasure of offering for sale this well presented and much-loved family home, situated in a popular location, close to all local amenities, shops and good schools. It briefly comprises: entrance porch, lounge, dining room, sun room and kitchen. On the first floor, the landing leads to a family bathroom and three bedrooms. Externally, there is a private driveway providing ample off-road parking and a private rear garden.

## Key Features

- NO ONWARD CHAIN
- EXTENDED SEMI DETACHED
- 3 BEDROOMS
- LIVING ROOM, DINING ROOM
- PARKING & GARDENS
- CONVENIENT LOCATION FOR AMENITIES
- SIDE PORCH / LOBBY
- KITCHEN
- SUN ROOM
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### SIDE ENTRANCE PORCH

### KITCHEN

9'2" x 8'2" (2.81 x 2.49)

### DINING / RECEPTION ROOM

14'3" x 7'6" (4.36 x 2.29)

### LIVING ROOM

14'0" x 16'3" (4.28 x 4.96)

### SUN ROOM

9'9" x 15'10" (2.98 x 4.84)

### FIRST FLOOR LANDING

### BEDROOM ONE

10'10" x 11'1" (3.32 x 3.39)

### BEDROOM TWO

9'3" x 8'1" (2.83 x 2.47)

### BEDROOM THREE

9'3" x 7'8" (2.82 x 2.35)

### FAMILY BATHROOM

12'0" x 4'8" (3.67 x 1.43)

### OUTSIDE

### Identification Checks







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	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Band A	B	Band A	B
Band B	C	Band B	C
Band C	D	Band C	D
Band D	E	Band D	E
Band E	F	Band E	F
Band F	G	Band F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	