



Webbs

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**Bond Way | Cannock | WS12 4SN**

Offers In The Region Of £220,000

**W** Webbs  
estate agents

## Summary

\*\* NO CHAIN \*\* POPULAR LOCATION \*\* CLOSE TO CANNOCK CHASE \*\* FANTASTIC OPPORTUNITY \*\* THREE BEDROOM SEMI DETACHED HOME \*\* REFITTED SHOWER ROOM \*\* LOUNGE \*\* DINING ROOM \*\* KITCHEN \*\* GARAGE \*\* DRIVEWAY \*\* FRONT & REAR GARDENS \*\* CLOSE TO ALL LOCAL AMENITIES \*\* IN NEED OF SLIGHT UPGRADING \*\* OUTSTANDING POTENTIAL \*\*

WEBBS ESTATE AGENTS are pleased to offer for sale this three-bedroom semi-detached home situated in a sought-after location, being close to all local amenities, shops, schools and Cannock Chase 'An Area Of Outstanding Beauty'. This lovely home briefly comprises: an entrance hallway, spacious lounge, dining room and kitchen. On the first floor, the landing leads to three bedrooms and a modern shower room. Externally there is a garage, private driveway, and front and rear gardens. Having the potential to extend (Subject to planning consent). Offered with NO CHAIN, internal viewing is strongly advised!

## Key Features

- THREE BEDROOM
- SEPARATE DINING ROOM
- GARAGE
- EXCELLENT SCHOOL CATCHMENT
- LOUNGE
- PRIVATE DRIVE
- FULLY ENCLOSED REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES

## Rooms and Dimensions

### LOUNGE

15'3" x 12'6" (4.65m x 3.82m)

### DINING ROOM

7'2" x 9'6" (2.19m x 2.92m)

### KITCHEN

7'6" x 9'6" (2.29m x 2.92m)

### GARAGE

7'6" x 18'0" (2.29m x 5.50m)

### FIRST FLOOR LANDING

### MASTER BEDROOM

8'11" x 9'6" (2.72m x 2.90m)

### BEDROOM TWO

8'2" x 10'4" (2.50m x 3.17m)

### BEDROOM THREE

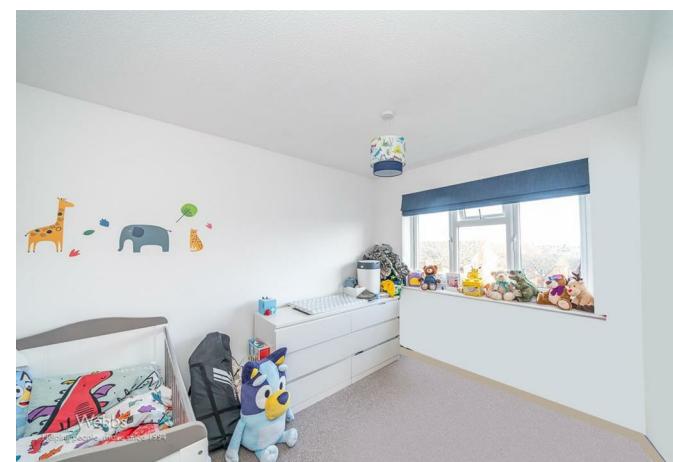
6'9" x 7'4" (2.07m x 2.26m)

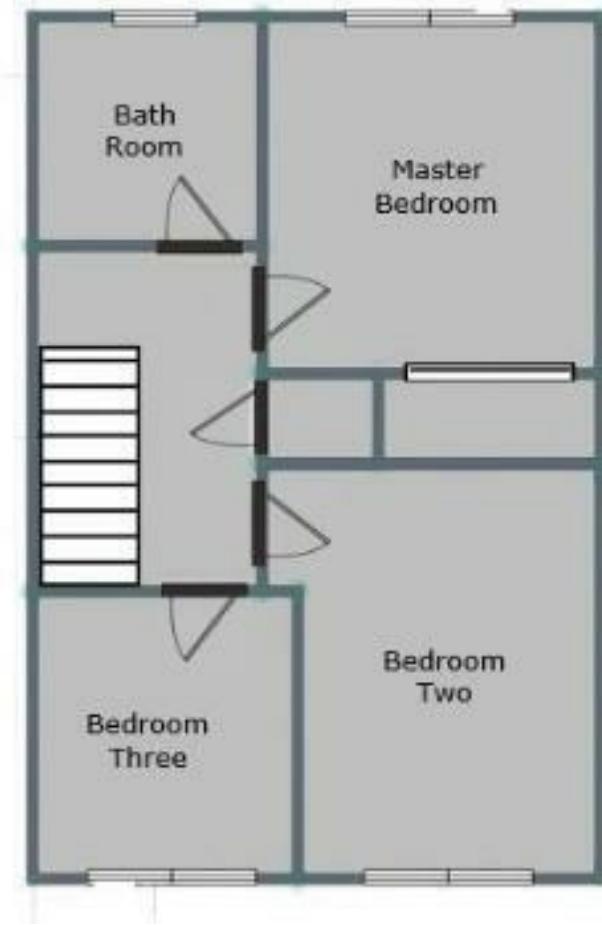
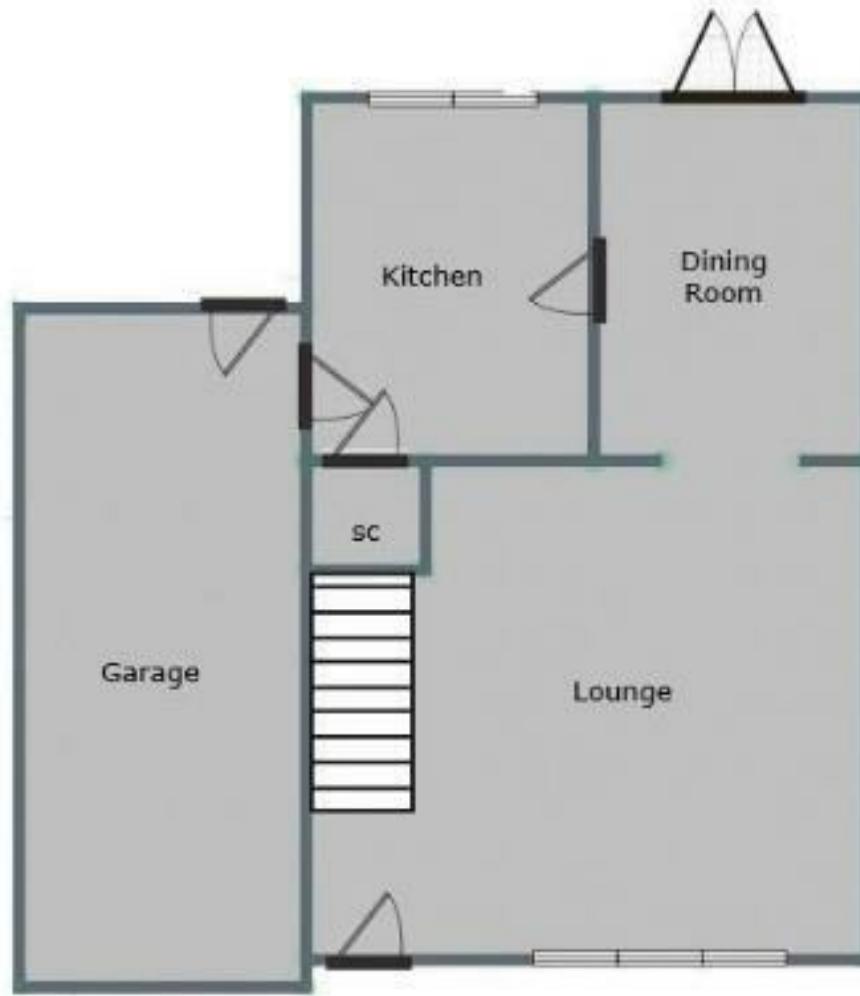
### SHOWER ROOM

### FULLY ENCLOSED REAR GARDEN

Identification checks - C







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	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
85	69	85	69
81-80	73	81-80	73
76-75	78	76-75	78
71-70	83	71-70	83
66-65	88	66-65	88
61-60	93	61-60	93
56-55	98	56-55	98
51-50	103	51-50	103
46-45	108	46-45	108
41-40	113	41-40	113
36-35	118	36-35	118
31-30	123	31-30	123
26-25	128	26-25	128
21-20	133	21-20	133
16-15	138	16-15	138
11-10	143	11-10	143
6-5	148	6-5	148
1-0	153	1-0	153
All energy efficient - higher running costs		All energy efficient - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	