



Webbs

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

**Offers In The Region Of £220,000**

 **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 )

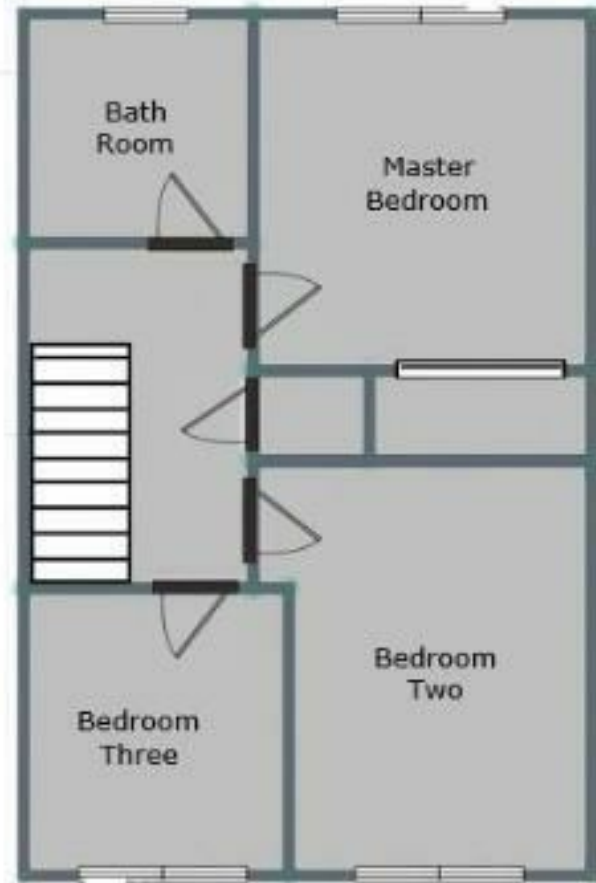
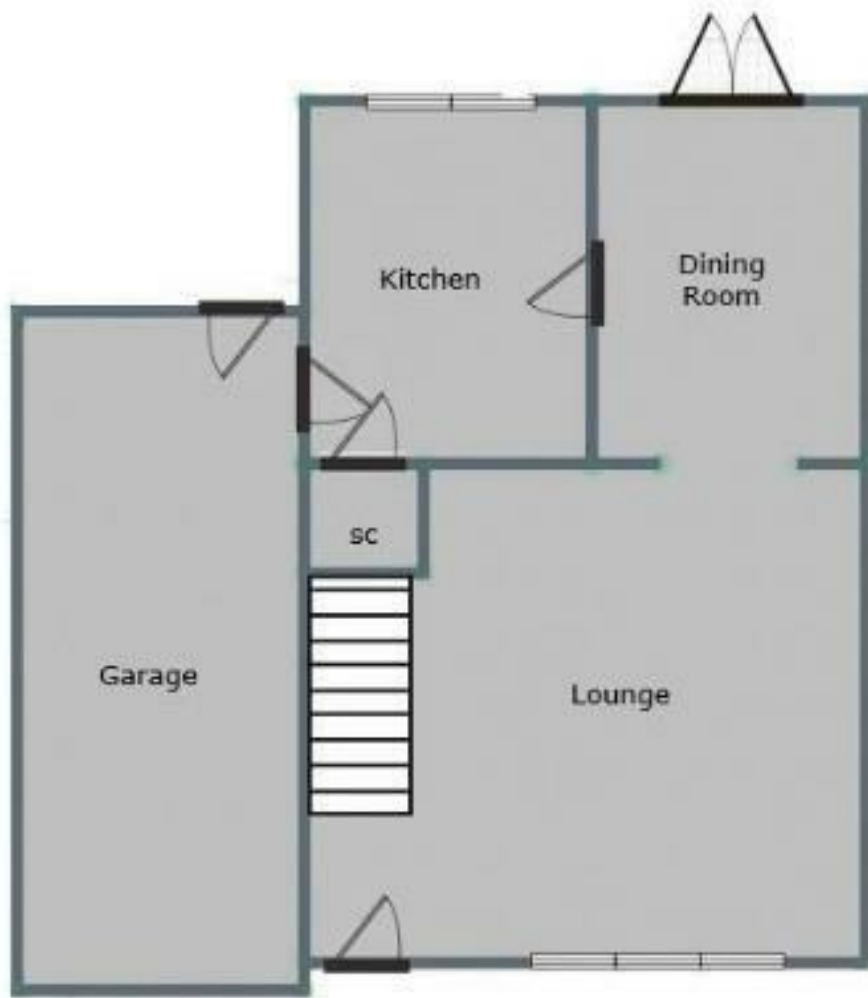
### SHOWER ROOM

### 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	Current	Potential
Energy Efficiency Rating: <b>A</b> 100-120 kWh/m <sup>2</sup> per year (excluding water heating)	Energy Efficiency Rating: <b>B</b> 80-100 kWh/m <sup>2</sup> per year (excluding water heating)	Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b> 100-120 g/m <sup>2</sup> per year (excluding water heating)	Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b> 100-120 g/m <sup>2</sup> per year (excluding water heating)
100-120 kWh/m <sup>2</sup> per year (excluding water heating)	80-100 kWh/m <sup>2</sup> per year (excluding water heating)	100-120 g/m <sup>2</sup> per year (excluding water heating)	100-120 g/m <sup>2</sup> per year (excluding water heating)
120-150 kWh/m <sup>2</sup> per year (excluding water heating)	100-120 kWh/m <sup>2</sup> per year (excluding water heating)	120-150 g/m <sup>2</sup> per year (excluding water heating)	100-120 g/m <sup>2</sup> per year (excluding water heating)
150-200 kWh/m <sup>2</sup> per year (excluding water heating)	100-120 kWh/m <sup>2</sup> per year (excluding water heating)	150-200 g/m <sup>2</sup> per year (excluding water heating)	100-120 g/m <sup>2</sup> per year (excluding water heating)
200-250 kWh/m <sup>2</sup> per year (excluding water heating)	100-120 kWh/m <sup>2</sup> per year (excluding water heating)	200-250 g/m <sup>2</sup> per year (excluding water heating)	100-120 g/m <sup>2</sup> per year (excluding water heating)
250-350 kWh/m <sup>2</sup> per year (excluding water heating)	100-120 kWh/m <sup>2</sup> per year (excluding water heating)	250-350 g/m <sup>2</sup> per year (excluding water heating)	100-120 g/m <sup>2</sup> per year (excluding water heating)
350-500 kWh/m <sup>2</sup> per year (excluding water heating)	100-120 kWh/m <sup>2</sup> per year (excluding water heating)	350-500 g/m <sup>2</sup> per year (excluding water heating)	100-120 g/m <sup>2</sup> per year (excluding water heating)
500+ kWh/m <sup>2</sup> per year (excluding water heating)	100-120 kWh/m <sup>2</sup> per year (excluding water heating)	500+ g/m <sup>2</sup> per year (excluding water heating)	100-120 g/m <sup>2</sup> per year (excluding water heating)
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC