



PROUD  
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MEMBER

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**The Sidings | Cannock | WS12 1RQ**  
Offers In The Region Of £99,950

**Webbs**  
estate agents

## Summary

**\*\* NO CHAIN \*\* TENANTED PROPERTY \*\* 8.4% YIELD \*\* POPULAR LOCATION \*\* POTENTIAL LEASE EXTENSION \*\***

Webbs Estate Agents are pleased to offer this well-presented and spacious first-floor maisonette in a very popular development bordering Cannock Chase, Hednesford Town Centre and the Train Station.

In brief, the accommodation comprises: an entrance with stairs rising to the living accommodation, a spacious lounge opens onto the kitchen with a range of integrated appliances, two generous bedrooms and a bathroom.

Externally, there are well-maintained communal gardens and allocated residents' parking.

## Key Features

- First Floor Maisonette
- Lounge
- Two Generous Bedrooms
- Communal Gardens & Parking
- No Chain
- Popular Location
- Kitchen
- Bathroom
- Viewing Essential

## Rooms and Dimensions

### Lounge

11'10" x 11'10" max (3.61 x 3.62 max)

### Kitchen

5'9" x 9'4" (1.77 x 2.86)

### Bedroom 1

9'1" x 8'11" (2.79 x 2.73)

### Bedroom 2

8'11" x 5'4" (2.72 x 1.65)

### Bathroom

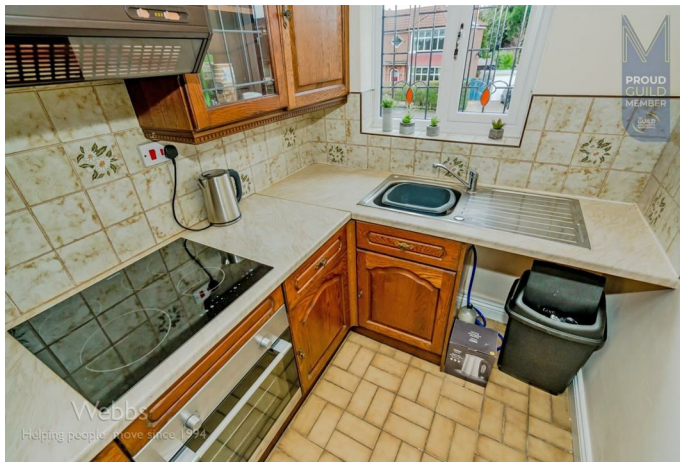
5'6" x 6'5" (1.70 x 1.96)

### Agents notes

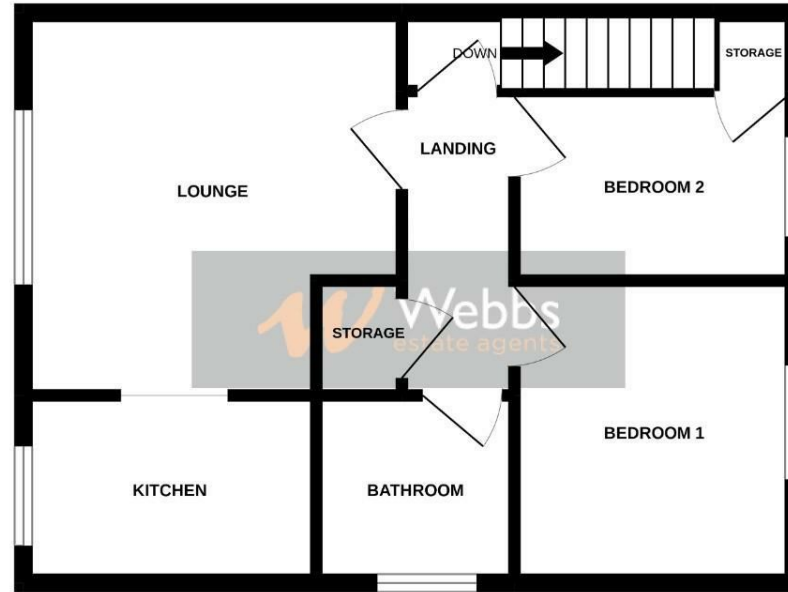
### PROPERTY DETAILS:

### Identification Checks (R)





## GROUND FLOOR



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
Best energy efficiency - lower energy costs 100-120 kWh/m <sup>2</sup> /year A		Best environmental impact - lower CO <sub>2</sub> emissions 100-120 g/m <sup>2</sup> /year A	
120-135 kWh/m <sup>2</sup> /year B		120-135 g/m <sup>2</sup> /year B	
135-150 kWh/m <sup>2</sup> /year C		135-150 g/m <sup>2</sup> /year C	
150-170 kWh/m <sup>2</sup> /year D		150-170 g/m <sup>2</sup> /year D	
170-200 kWh/m <sup>2</sup> /year E		170-200 g/m <sup>2</sup> /year E	
200-250 kWh/m <sup>2</sup> /year F		200-250 g/m <sup>2</sup> /year F	
250-300 kWh/m <sup>2</sup> /year G		250-300 g/m <sup>2</sup> /year G	
300+ kWh/m <sup>2</sup> /year G		300+ g/m <sup>2</sup> /year G	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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