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Fern Road | Cannock | WS12 4NN

Offers In The Region Of £230,000

 **Webbs**
estate agents

Summary

**** GREAT SIZED HOME ** THREE BEDROOMS ** EXTENDED KITCHEN DINING AND FAMILY AREA ** ENCLOSED REAR GARDEN ** SPACIOUS LOUNGE ** GROUND FLOOR BATHROOM ** EXCELLENT TRANSPORT LINKS ** IDEAL FOR CANNOCK CHASE ** CLOSE TO LOCAL SHOPS AND AMENITIES ****

Webbs Estate Agents are delighted to present this spacious home, ideally located with excellent transport links and close to local schools, shops, and amenities, as well as being perfectly positioned for Cannock Chase.

The property briefly comprises an entrance porch leading into a hallway, a generous lounge with access to a versatile second reception room featuring patio doors opening onto the rear garden, and a spacious open-plan breakfast kitchen with dining area and separate utility.

Upstairs, there are three well-proportioned bedrooms and a guest WC.

Externally, the property benefits from an enclosed rear garden, complete with a garden studio. This versatile space is ideal for use as a home office, gym, or entertaining area.

Viewing is highly recommended to fully appreciate the space and flexibility this property has to offer.

Key Features

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

SPACIOUS LOUNGE

17'6" x 9'11" (5.35 x 3.03)

SECOND RECEPTION ROOM

9'8" x 6'11" (2.97 x 2.11)

DINING AREA

13'10" x 8'3" (4.24 x 2.52)

BREAKFAST KITCHEN AREA

17'6" x 6'11" (5.34 x 2.12)

UTILITY AREA

10'0" x 6'9" (3.06 x 2.07)

GROUND FLOOR BATHROOM

8'7" x 6'2" (2.64 x 1.89)

LANDING

BEDROOM ONE

12'11" x 10'0" (3.96 x 3.06)

BEDROOM TWO

11'2" x 9'3" (3.41 x 2.84)

BEDROOM THREE

9'6" x 7'4" (2.92 x 2.24)

GUEST WC

GARDEN STUDIO

14'7" x 10'6" (4.46 x 3.21)

ENCLOSED REAR GARDEN

FRONT 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 ₂) Rating	
Score	Passive	Score	Passive
100-120	A	100-120	A
80-100	B	80-100	B
60-80	C	60-80	C
40-60	D	40-60	D
20-40	E	20-40	E
0-20	F	0-20	F
0-20	G	0-20	G

Energy Efficiency Rating: 78 (Passive)

Environmental Impact (CO₂) Rating: 61 (Passive)

England & Wales EU Directive 2002/91/EC

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