



Webbs

Helping people move since 1994

Wimblebury Road | Heath Hayes, Cannock | WS12 2EW

Auction Guide £220,000



Summary

****FOR SALE BY MODERN METHOD OF AUCTION** TRADITIONAL SEMI DETACHED PROPERTY ** LARGE WORKSHOP AT THE REAR WITH POTENTIAL ** LARGE LOUNGE DINER ** DINING ROOM ** BREAKFAST KITCHEN ** THREE DOUBLE BEDROOMS ** LARGE FAMILY BATHROOM ** PARKING AT THE REAR ** EXCELLENT SCHOOL CATCHMENTS ** IDEAL FOR LOCAL SHOPS AND AMENITIES ** EXCELLENT TRANSPORT LINKS ****

Webbs Estate Agents are pleased to offer for sale a large traditional semi-detached home, within excellent school catchments, ideal for local shops and amenities, with excellent transport links and brimming with potential.

In brief consisting of an entrance porch leading into the large lounge which measures 25'4 x 14'6 with stairs to the first floor and a door to the large dining room and breakfast kitchen.

To the first floor there are three double bedrooms and large family bathroom, externally the property has a large workshop/garage at the rear which could be taken down if you want a larger garden or extra parking, VIEWING ADVISED to fully appreciate the size of the accommodation on offer.

Key Features

- SPACIOUS TRADITIONAL SEMI DETACHED HOME
- EXCELLENT SCHOOL CATCHMENTS
- GOOD TRANSPORT LINKS
- DINING ROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES
- THREE DOUBLE BEDROOMS
- LARGE GARAGE/WORKSHOP
- LARGE LOUNGE WITH FEATURE FIRE PLACE
- BREAKFAST KITCHEN
- VIEWING ESSENTIAL

Rooms and Dimensions

Entrance Porch

Large Lounge

25'3" x 14'6" (7.72 x 4.42)

Dining Room

15'1" x 11'5" (4.62 x 3.48)

Breakfast Kitchen

11'5" x 9'1" (3.48 x 2.79)

Landing

Bedroom One

15'3" x 11'6" (4.67 x 3.53)

Bedroom Two

12'2" x 11'8" (3.71 x 3.58)

Bedroom Three

15'3" x 9'1" (4.67 x 2.79)

Bathroom

11'5" x 9'1" (3.48 x 2.79)

Workshop/Garage

30'1" x 16'4" (9.19 x 5.00)

IDENTIFICATION CHECKS - C

Auctioneer Comments







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.
Made with Metropix. ©2024

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	
Current	Potential	Current	Potential
<p>Key Average Rating - lower energy costs</p> <p>100-125 kWh/m² A</p> <p>125-150 kWh/m² B</p> <p>150-180 kWh/m² C</p> <p>180-220 kWh/m² D</p> <p>220-250 kWh/m² E</p> <p>250-300 kWh/m² F</p> <p>300+ kWh/m² G</p>	<p>85</p>	<p>Key environmental impact - lower CO₂ emissions</p> <p>100 g/m² A</p> <p>100-125 g/m² B</p> <p>125-150 g/m² C</p> <p>150-175 g/m² D</p> <p>175-200 g/m² E</p> <p>200-225 g/m² F</p> <p>225+ g/m² G</p>	<p>58</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbsestateagents.co.uk | www.webbestateagents.co.uk

