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St. James Road | Cannock | WS11 1EN

£270,000

 **Webbs**
estate agents

Summary

**** SEMI DETACHED HOME WITH ANNEX ** REFURBISHED BY CURRENT OWNER ** SPACIOUS LOUNGE DINER ** MODERN KITCHEN ** REFITTED SHOWER ROOM ** ENCLOSED REAR GARDEN ** AMPLE PARKING TO THE FRONT ** MODERN ONE BEDROOM ANNEX PREVIOUS RENTAL INCOME £850 ** EXCELLENT SCHOOL CATCHMENTS ** VIEWING ESSENTIAL ****

Webbs Estate Agents are pleased to offer for sale this unique property, featuring a modern one-bedroom annexe which has previously achieved a rental income of £850 PCM. Ideally situated with excellent transport links and within desirable school catchment areas, this versatile home is a must view.

The main property briefly comprises an entrance hallway, a spacious lounge/diner with French doors opening onto the rear garden, a modern refitted kitchen, and a guest WC.

To the first floor, the property benefits from a refitted shower room and a generous master bedroom. Bedroom two has been thoughtfully divided to create two separate rooms, although it could easily be used as a bedroom with a dressing area if desired, this can also easily be converted into three separate bedrooms.

The annexe provides a contemporary living space, comprising an open-plan living area with a kitchen, a shower room, and a double bedroom. It also benefits from access to its own private outdoor space, making it ideal for guests, extended family, or potential rental income. This is also ideal for a home business.

This property must be viewed to fully appreciate the space, flexibility, and range of possible uses it offers.

Key Features

- SEMI DETACHED HOME WITH ONE BEDROOM ANNEX
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- REFURBISHED BY CURRENT OWNER
- LARGE LOUNGE DINER
- REFITTED KITCHEN
- ANNEX RENTAL PREVIOUSLY AT £850 PCM
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING
- VIEWING ESSENTIAL

Rooms and Dimensions

MAIN HOUSE

ENTRANCE HALLWAY

LOUNGE DINER

19'3" x 11'5" (5.879 x 3.487)

MODERN REFITTED KITCHEN

19'3" x 11'5" (5.879 x 3.487)

UTILITY ROOM REAR ENTRANCE

6'10" x 4'2" (2.108 x 1.289)

GUEST WC

LANDING

BEDROOM ONE

11'5" x 11'1" (3.495 x 3.393)

BEDROOM TWO

8'5" x 8'4" (2.582 x 2.546)

BEDROOM THREE/OFFICE AREA

9'7" x 6'7" (2.943 x 2.018)

REFITTED SHOWER ROOM

7'1" x 5'10" (2.177 x 1.787)

ANNEX

OPEN PLAN LOUNGE AND KITCHEN

18'9" x 8'4" (5.738 x 2.542)

SHOWER ROOM

5'6" x 5'2" (1.694 x 1.588)

BEDROOM

11'10" x 8'4" (3.620 x 2.543)

ENCLOSED REAR GARDEN

FRONT DRIVEWAY

IDENTIFICATION CHECKS - C





GROUND FLOOR

1ST FLOOR



86 ST JAMES ROAD WS11 1EN

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 ₂) Rating	
Current	Potential	Current	Potential
<p>Key average energy cost - lower energy costs</p> <p>100-150 kWh/m² A</p> <p>150-200 kWh/m² B</p> <p>200-250 kWh/m² C</p> <p>250-300 kWh/m² D</p> <p>300-350 kWh/m² E</p> <p>350-400 kWh/m² F</p> <p>400-450 kWh/m² G</p>		<p>Key average CO₂ emissions - lower CO₂ emissions</p> <p>100-150 g/kWh A</p> <p>150-200 g/kWh B</p> <p>200-250 g/kWh C</p> <p>250-300 g/kWh D</p> <p>300-350 g/kWh E</p> <p>350-400 g/kWh F</p> <p>400-450 g/kWh G</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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