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Pagets Chase | Prospect Village, Cannock | WS12 0RG

By Auction £135,000

 **Webbs**
estate agents

Summary

** FOR SALE BY MODERN METHOD OF AUCTION ** TWO BEDROOMS ** SOUGHT AFTER LOCATION ** SPACIOUS LOUNGE ** KITCHEN DINER ** CONSERVATORY ** AMPLE OFF ROAD PARKING ** FOR A VIEWING CALL 01543 468846 **

Webbs Estate Agents are pleased to offer for sale BY MODERN METHOD OF AUCTION a two bedroom semi-detached home, excellent transport links, ideal for local shops and amenities in Burntwood, Hednesford, Cannock and Rugeley.

In brief consisting of an entrance, spacious lounge, kitchen diner and conservatory, to the first floor there are two bedrooms and bathroom, externally the property has an enclosed rear garden with side driveway and access to the front.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Key Features

- FOR SALE BY MODERN METHOD OF AUCTION
- SPACIOUS LOUNGE
- RURAL LOCATION
- FRONT AND REAR GARDEN
- CLOSE TO BURNTWOOD
- TWO GOOD SIZED BEDROOMS
- KITCHEN DINER
- CONSERVATORY
- AMPLE OFF ROAD PARKING
- VIEWING VIA THE AGENT

Rooms and Dimensions

ENTRANCE

LOUNGE

14'1" x 9'3" (4.3 x 2.83)

KITCHEN DINER

12'5" x 9'1" (3.79 x 2.79)

CONSERVATORY

12'0" x 10'8" (3.66 x 3.27)

LANDING

BEDROOM ONE

12'5" x 11'3" (3.79 x 3.44)

BEDROOM TWO

10'2" x 6'5" (3.10 x 1.98)

BATHROOM

ENCLOSED REAR AND FRONT GARDENS

AMPLE DRIVEWAY

IDENTIFICATION CHECKS - C





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12 PAGETS CHASE, PROSPECT VILLAGE, RAWNSLEY WS12 0RG

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 Efficiency - lower energy costs</p> <p>100-120 kWh/m²/year A</p> <p>120-135 kWh/m²/year B</p> <p>135-150 kWh/m²/year C</p> <p>150-165 kWh/m²/year D</p> <p>165-180 kWh/m²/year E</p> <p>180-200 kWh/m²/year F</p> <p>200+ kWh/m²/year G</p>		<p>Key Average Intensity - lower CO₂ emissions</p> <p>100-120 g/kWh A</p> <p>120-135 g/kWh B</p> <p>135-150 g/kWh C</p> <p>150-165 g/kWh D</p> <p>165-180 g/kWh E</p> <p>180-200 g/kWh F</p> <p>200+ g/kWh G</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	