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**Farm Court | Cannock | WS12 2DQ**  
**Offers In The Region Of £145,000**

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## Summary

Welcome to this well-presented and deceptively spacious two-bedroom, first-floor retirement apartment, exclusively available to residents aged 55 and over. Ideally positioned within easy reach of local amenities, this delightful home offers both comfort and convenience in a secure, community-focused setting. Upon entering, you are welcomed by a bright and inviting interior, with generous proportions that create an immediate sense of space. The apartment provides a comfortable and low-maintenance living environment, perfectly suited to those looking to enjoy a relaxed and peaceful retirement lifestyle. Further benefits include allocated parking, adding to the practicality and ease of everyday living.

Conveniently located close to a range of local shops and excellent public transport links, the property ensures everyday essentials and travel connections are easily accessible. Overall, this attractive retirement apartment represents an excellent opportunity to acquire a well-located and comfortable home within a friendly community. Early viewing is highly recommended to fully appreciate the space and lifestyle on offer.

NO PETS

## Key Features

- OVER 55 DEVELOPMENT
- GOOD SIZE LOUNGE DINER
- FIRST FLOOR
- ALLOCATED AND VISITOR PARKING
- SHOWER ROOM
- TWO BEDROOMS
- FITTED KITCHEN
- STAIR LIFT ON THE COMUNAL STAIRS
- COMUNAL GARDENS
- EXCELLENT TRANSPORT LINKS

## Rooms and Dimensions

### SECURE COMUNAL ENTRANCE

### ENTRANCE HALL WITH STORAGE

### CUPBOARD

### LOUNGE DINER

13'3" x 11'5" (4.05 x 3.49)

### KITCHEN

9'1" x 4'10" (2.77 x 1.48)

### INNER HALLWAY

### BEDROOM ONE

13'6" x 10'2" (4.12 x 3.10)

### BEDROOM TWO

10'5" x 6'2" (3.19 x 1.88)

### SHOWER ROOM

6'8" x 4'9" (2.04 x 1.46)

### COMUNAL GARDENS

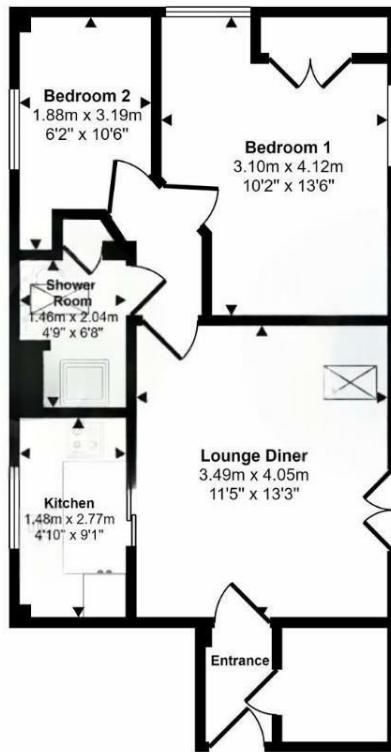
### ALLOCATED AND VISITOR PARKING

### IDENTIFICATION CHECKS - C





Approx Gross Internal Area  
47 sq m / 507 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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
Very energy efficient - lower running costs	Band A	G	G
(Band B)	B	77	78
(Band C)	C		
(Band D)	D		
(Band E)	E		
(Band F)	F		
Very poor - higher running costs	Band G		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	