



Woodland Court | Cannock | WS12 4NE

£195,000

 **Webbs**
estate agents

Summary

THREE BEDROOM SEMI-DETACHED HOME – LARGE LOUNGE/DINER – MODERN FITTED KITCHEN – GUEST WC – OFF-ROAD PARKING – EXCELLENT TRANSPORT LINKS – IDEAL FOR CANNOCK CHASE – CLOSE TO LOCAL SHOPS & AMENITIES – PERFECT FIRST-TIME BUYER PROPERTY – EARLY VIEWING ADVISED

Webbs Estate Agents are delighted to present this well-maintained semi-detached home, perfectly located close to excellent schools, local shops, and superb transport links. This property offers an ideal opportunity for first-time buyers or those seeking a conveniently situated family home.

On the ground floor, the property features a welcoming entrance porch and storage room, a modern refitted kitchen, and a spacious lounge/diner, the inner hallway provides access to a convenient refitted guest WC and the rear garden.

The first floor comprises three generous bedrooms and a refitted family bathroom. Externally, the enclosed rear garden is mainly laid to lawn with a patio area, ideal for outdoor activities. Off-road parking is available at the front via a driveway.

This property is in excellent condition and benefits from easy access to Cannock Chase and local amenities. Early viewing is strongly recommended to appreciate all that this home has to offer.

Key Features

- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GUEST WC
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- LARGE LOUNGE DINER
- EXCELLENT TRANSPORT LINKS
- REFITTED MODERN KITCHEN
- GOOD SCHOOL CATCHMENTS
- VIEWING ADVISED

Rooms and Dimensions

Entrance Porch and Storage Room

Refitted Kitchen

10'10" x 9'8" (3.315 x 2.968)

Large Lounge Diner

20'11" x 10'2" (6.396 x 3.100)

Inner Hallway

Refitted Guest WC and Storage Room

Landing

Bedroom One

12'1" x 11'6" (3.708 x 3.507)

Bedroom Two

10'9" into wardrobe x 8'6" (3.291 into wardrobe x 2.594)

Bedroom Three

9'9" into wardrobe x 8'5" (2.978 into wardrobe x 2.581)

Refitted Family Bathroom

9'8" x 5'1" (2.958 x 1.572)

Enclosed Rear Garden

Front Garden and Parking Space

IDENTIFICATION CHECKS - C

Agents Notes





GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m ² /year A		Best environmental impact - lower CO ₂ emissions 100-120 g/m ² /year A	
120-135 kWh/m ² /year B		120-135 g/m ² /year B	
135-150 kWh/m ² /year C		135-150 g/m ² /year C	
150-180 kWh/m ² /year D		150-180 g/m ² /year D	
180-220 kWh/m ² /year E		180-220 g/m ² /year E	
220-255 kWh/m ² /year F		220-255 g/m ² /year F	
255-300 kWh/m ² /year G		255-300 g/m ² /year G	
300+ kWh/m ² /year G		300+ g/m ² /year G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	