



**Wolverhampton Road | Cannock | WS11 1AX**  
**Offers In The Region Of £170,000**

 **Webbs**  
estate agents



## Summary

**\*\* CHAIN FREE \*\* VERY WELL PRESENTED \*\* CHARACTER PROPERTY WITH ORIGINAL FEATURES \*\* TWO DOUBLE BEDROOMS \*\* LARGE FAMILY BATHROOM \*\* TWO RECEPTION ROOMS \*\* KITCHEN WITH SEPARATE UTILITY WC \*\* ENCLOSED LANDSCAPED REAR GARDEN \*\* CELLAR \*\* CLOSE TO CANNOCK TOWN CENTRE AND LOCAL AMENITIES \*\* EARLY VIEWING ADVISED \*\***

WEBBS ESTATE AGENTS are pleased to offer for sale a traditional well presented property which has retained some character features in brief having lounge with walk in bay window, dining room with feature fire place and door to the cellar providing storage, galley kitchen, utility with WC. To the first floor there are two double bedrooms and large family bathroom with oak flooring, externally the property has landscaped enclosed rear garden with paved patio seating area, early viewing is advised to appreciate the property on offer . **\*\* CHAIN FREE \*\***

## Key Features

- TOWN CENTRE LOCATION
- ENCLOSED REAR GARDEN
- IDEAL FOR LOCAL SHOPS
- UTILITY AND GUEST WC
- LARGE FAMILY BATHROOM
- TWO DOUBLE BEDROOMS
- EXCELLENT SCHOOL CATCHMENTS
- TWO GENEROUS RECEPTION ROOMS
- TRADITIONAL SEMI DETACHED HOME
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### DRAFT DETAILS AWAITING VENDOR APPROVAL

#### LOUNGE

14'5" x 11'10" (4.402 x 3.621 )

#### DINING ROOM

15'1" x 11'11" (4.603 x 3.645 )

#### KITCHEN

11'1" x 6'7" (3.380 x 2.013 )

#### UTILITY AND WC

7'8" x 7'4" (2.338 x 2.259 )

### LANDING

#### BEDROOM ONE

11'11" x 11'10" (3.648 x 3.618 )

#### BEDROOM TWO

11'11" x 8'9" (3.643 x 2.679 )

### BATHROOM

### ENCLOSED REAR GARDEN

### Identification checks - C

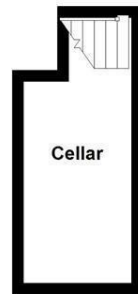




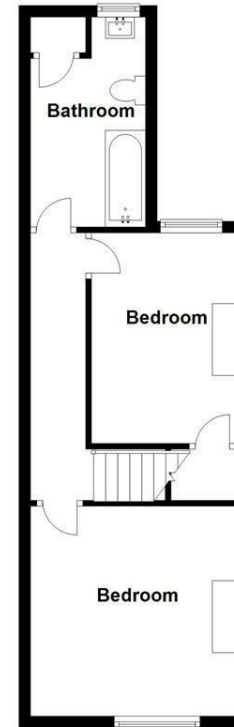


**153 Wolverhampton Road**  
Approx. 43.7 sq. metres (470.8 sq. feet)

**Basement**  
Approx. 11.4 sq. metres (122.9 sq. feet)

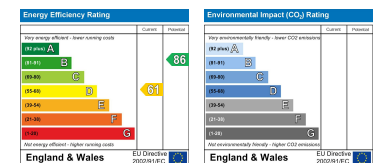


**First Floor**  
Approx. 38.4 sq. metres (413.5 sq. feet)



Total area: approx. 93.6 sq. metres (1007.1 sq. feet)

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.



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