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**Woodford End | Cannock | WS11 5JQ**  
Offers In Excess Of £58,000

**W** Webbs  
estate agents

## Summary

\*\* ATTENTION PERFECT FOR FIRST-TIME BUYERS AND INVESTMENT BUYERS \*\*

GROUND FLOOR FLAT | ONE DOUBLE BEDROOM | SPACIOUS LOUNGE/DINER | COMMUNAL PARKING | CLOSE TO LOCAL SHOPS & AMENITIES | EXCELLENT TRANSPORT LINKS | CHAIN FREE | WHEELCHAIR FRIENDLY | VIEWING ADVISED

Webbs Estate Agents are delighted to present this well-proportioned ground-floor flat, ideally located close to a range of local shops, amenities, and transport links, ideal for wheelchair users this property is also offered CHAIN FREE.

The accommodation briefly comprises a welcoming entrance hallway with a generous storage cupboard, a spacious lounge/dining area leading to a fitted kitchen, a good-sized double bedroom, and a bathroom.

Further benefits include communal parking and a convenient location, making this an ideal property for first-time buyers, investors, or those looking to downsize, **EARLY VIEWING ADVISED TO FULLY APPRECIATE THE PROPERTY ON OFFER.**

## Key Features

- GROUND FLOOR FLAT
- LOUNGE DINER
- EXCELLENT FIRST TIME BUYER HOME OR INVESTMENT
- IDEAL FOR TRANSPORT LINKS
- DOUBLE BEDROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES
- COMMUNAL PARKING
- VIEWING VIA AGENT ON 01543 468846

## Rooms and Dimensions

### ENTRANCE HALLWAY WITH STORAGE CUPBOARD

### SPACIOUS LOUNGE

12'6" x 11'11" (3.831 x 3.651)

### KITCHEN

9'3" x 5'11" (2.827 x 1.816)

### DOUBLE BEDROOM

11'9" x 9'2" (3.600 x 2.805)

### BATHROOM

6'7" x 5'7" (2.009 x 1.703)

### COMMUNAL PARKING

### Identification checks - C

### Agents Note C





GROUND 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 errors, omissions or representations. All dimensions, areas and volumes are approximate only and should not 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.

