



Webbs

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Colliers Way | Cannock | WS12 4UD

£220,000



Summary

Webbs Estate Agents are delighted to present this well-presented semi-detached home, offering an excellent opportunity for first-time buyers. Ideally located close to highly regarded schools, convenient transport links, local shops, and everyday amenities, the property also provides easy access to the beautiful surroundings of Cannock Chase.

The accommodation briefly comprises an inviting entrance hallway, guest WC, a modern fitted kitchen, and a spacious lounge/diner with French doors opening onto the rear garden.

To the first floor, the property offers two generously sized double bedrooms and a well-appointed family bathroom. Externally, the property benefits from two parking spaces to the rear and an enclosed rear garden, perfect for outdoor relaxation and entertaining.

Early viewing is highly recommended and can be arranged through Webbs Estate Agents on 01543 468846

Key Features

- MODERN SEMI DETACHED HOME
- ENCLOSED REAR GARDEN
- CLOSE TO CANNOCK CHASE
- MODERN KITCHEN
- IDEAL FOR LOCAL SHOPS
- TWO DOUBLE BEDROOMS
- EXCELLENT TRANSPORT LINKS
- SPACIOUS LOUNGE DINER
- TWO PARKING SPACES AT THE REAR
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

MODERN KITCHEN

8'6" x 6'5" (2.61 x 1.965)

SPACIOUS LOUNGE DINER

14'4" x 13'8" (4.39 x 4.188)

GUEST WC

LANDING

BEDROOM ONE

14'8" x 14'4" (4.487 x 4.39)

BEDROOM TWO

11'0" x 7'6" (3.368 x 2.287)

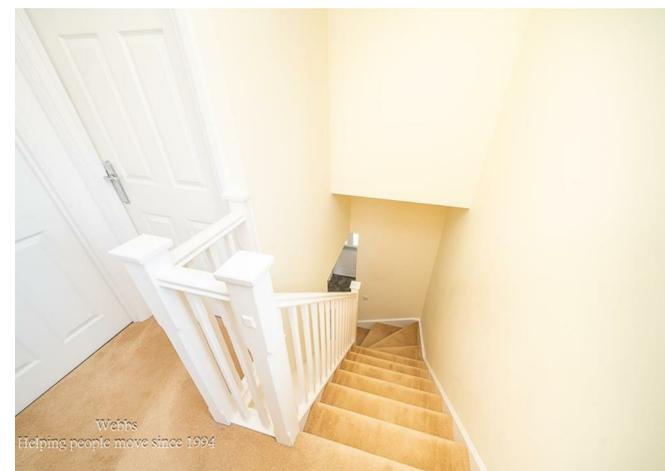
FAMILY BATHROOM

6'7" x 6'2" (2.01 x 1.9)

ENCLOSED REAR GARDEN

PARKING AT THE REAR

IDENTIFICATION CHECKS - C







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
100-150 kWh/m ² /year A	100-150 kWh/m ² /year A	100-150 g/m ² /year A	100-150 g/m ² /year A
150-200 kWh/m ² /year B	150-200 kWh/m ² /year B	150-200 g/m ² /year B	150-200 g/m ² /year B
200-250 kWh/m ² /year C	200-250 kWh/m ² /year C	200-250 g/m ² /year C	200-250 g/m ² /year C
250-300 kWh/m ² /year D	250-300 kWh/m ² /year D	250-300 g/m ² /year D	250-300 g/m ² /year D
300-350 kWh/m ² /year E	300-350 kWh/m ² /year E	300-350 g/m ² /year E	300-350 g/m ² /year E
350-400 kWh/m ² /year F	350-400 kWh/m ² /year F	350-400 g/m ² /year F	350-400 g/m ² /year F
400-450 kWh/m ² /year G	400-450 kWh/m ² /year G	400-450 g/m ² /year G	400-450 g/m ² /year G

England & Wales EU Directive 2002/91/EC

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