



Webbs

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**Colliers Way | Cannock | WS12 4UD**

**Offers In The Region Of £259,995**



## Summary

**\*\* WELL PRESENTED THREE STOREY HOME \*\* ENVIABLE SIZED END PLOT \*\* KITCHEN DINER \*\* MASTER BEDROOM WITH EN-SUITE \*\* EXCELLENT TRANSPORT LINKS \*\* ENCLOSED REAR AND SIDE GARDEN \*\* GOOD SCHOOL CATCHMENTS \*\* WELL PRESENTED AND SPACIOUS \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are delighted to offer for sale this beautifully presented and spacious semi-detached family home, ideally situated close to highly regarded schools, excellent transport links, local shops, and amenities, while being just a short distance from the stunning Cannock Chase.

The accommodation briefly comprises an entrance hallway, a generous lounge leading through to a stylish refitted kitchen/diner with French doors opening onto the enclosed rear garden.

To the first floor, the property offers two generous double bedrooms and a modern family bathroom. The second floor boasts an impressive master bedroom complete with an en-suite shower room and dressing area.

Externally, the property benefits from enclosed side and rear gardens, offering excellent outdoor space and potential for a side extension, subject to the necessary planning permissions.

Early viewing is highly recommended to avoid disappointment.

## Key Features

- WELL PRESENTED AND MODERN HOME
- EN-SUITE AND DRESSING AREA
- ENVIABLE PLOT
- REAR AND SIDE GARDEN
- OFF ROAD PARKING
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- MODERN REFITTED KITCHEN DINER
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE

### SPACIOUS LOUNGE

13'6" x 10'1" (4.13 x 3.09)

### REFITTED MODERN KITCHEN DINER

13'3" x 10'0" (4.05 x 3.05)

### FIRST FLOOR LANDING

### BEDROOM TWO

13'5" x 9'1" (4.09 x 2.77)

### BEDROOM THREE

8'9" x 6'6" (2.69 x 1.99)

### FAMILY BATHROOM

6'5" x 5'6" (1.98 x 1.69)

### SECOND FLOOR LANDING

### MASTER BEDROOM WITH DRESSING AREA

16'5" x 13'4" (5.02 x 4.08)

### EN-SUITE SHOWER ROOM

8'7" x 5'2" (2.64 x 1.58)

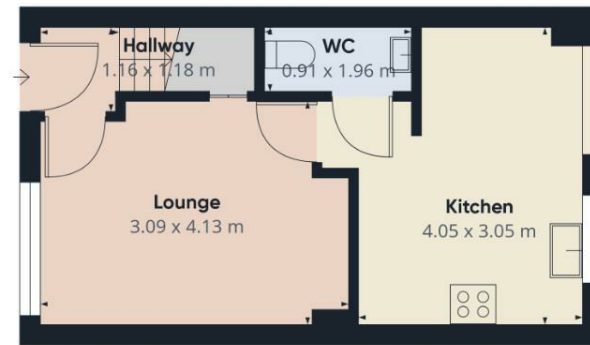
### ENCLOSED REAR AND SIDE GARDEN

### DRIVEWAY ( NOT ATTACHED TO THE PROPERTY)

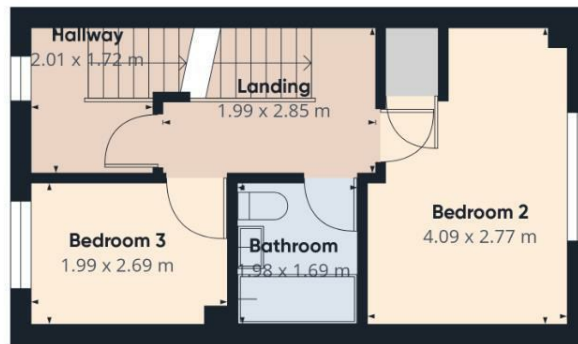
### IDENTIFICATION CHECKS - C



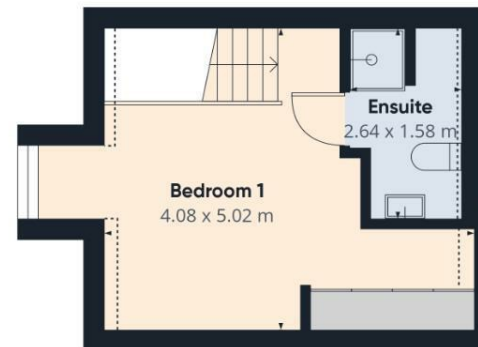




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
73.6 m<sup>2</sup>  
Reduced headroom  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Rating	Score	Rating	Score
Best possible (A)	92-100	Best possible (A)	10-20
B	81-91	B	21-30
C	69-80	C	31-40
D	55-68	D	41-50
E	39-54	E	51-60
F	21-38	F	61-70
G	1-20	G	71-80
Minimum (G)	1-20	Minimum (G)	71-80
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC