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**Staley Croft | Cannock | WS12 4PN**  
**Auction Guide £160,000**

**W** Webbs  
estate agents

## Summary

\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* THREE BEDROOM SEMI DETACHED HOME \*\* SPACIOUS LOUNGE  
\*\* KITCHEN DINER \*\* IN NEED OF COSMETIC IMPROVEMENT \*\* VIEWING VIA AGENTS \*\*

Webbs Estate Agents bring to the market by MODERN METHOD OF AUCTION, a three-bedroom semi-detached home, close to excellent schools, transport links, and local shops.

In brief, consisting of an entrance hall, spacious lounge, kitchen diner, three bedrooms, and a family bathroom, externally the property has an enclosed rear garden, ample parking via the driveway, and a single garage.

Viewing via the agents on 01543 468846

## Key Features

- FOR SALE BY MODERN METHOD OF AUCTION
- QUIET CUL DE SAC LOCATION
- IN NEED OF COSMETIC IMPROVEMENT
- ENCLOSED REAR GARDEN
- VIEWING VIA AGENTS ON 01543 468846
- THREE BEDROOMS
- KITCHEN DINER
- SPACIOUS LOUNGE
- FRONT DRIVEWAY AND GARAGE

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

15'7" x 11'7" (4.751 x 3.532)

### KITCHEN DINER

14'6" x 8'8" (4.425 x 2.658)

### LANDING

### BEDROOM ONE

14'4" x 8'1" (4.388 x 2.487)

### BEDROOM TWO

10'3" x 8'1" (3.145 x 2.477)

### BEDROOM THREE

10'5" x 6'1" (3.176 x 1.865)

### BATHROOM

6'1" x 6'1" (1.874 x 1.873)

### ENCLOSED REAR GARDEN

### DRIVEWAY AND SINGLE GARAGE

### IDENTIFICATION CHECKS - C

### Auctioneer Comments





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	
		Current	Historical
Very energy efficient - lower running costs			
Band A			
Band B			
Band C			
Band D			
Band E			
Band F			
Band G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Band A			
Band B			
Band C			
Band D			
Band E			
Band F			
Band G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC