



Webbs  
Helping people move since 1994

**Princess Street | Cannock | WS11 5JS**  
Offers In The Region Of £185,000



## Summary

**\*\* ENVIABLE SIZED PLOT \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* IDEAL FOR TRAIN STATION \*\* CLOSE TO GOOD SCHOOL CATCHMENTS \*\* IDEAL FOR EXTENSION SUBJECT TO PLANNING \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are delighted to present this traditional semi-detached property for sale, ideally located with excellent transport links, well-regarded schools nearby, and a range of local shops and amenities within easy reach.

The accommodation briefly comprises a side entrance leading into the property, two spacious reception rooms, and a kitchen which provides access to a sun room.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from gardens to the front, side, and rear, along with ample off-road parking. The generous plot also offers excellent potential for extension, subject to the necessary planning permissions.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.

## Key Features

- ENVIABLE SIZED PLOT
- EXCELLENT TRANSPORT LINKS
- CLOSE TO HEDNESFORD TOWN CENTRE AND TRAIN STATION
- FIRST FLOOR BATHROOM
- VIEWING VIA AGENT ON 01543 468846
- THREE BEDROOMS
- FRONT, SIDE AND REAR GARDENS
- TWO GENEROUS RECEPTION ROOMS
- GOOD SCHOOL CATCHMENTS

## Rooms and Dimensions

### SIDE ENTRANCE

### LOUNGE

12'8" x 11'11" (3.868 x 3.646)

### DINING ROOM

11'10" x 11'3" (3.626 x 3.435)

### KITCHEN

13'7" x 6'5" (4.144 x 1.958)

### LANDING

### BEDROOM ONE

11'11" x 11'5" (3.636 x 3.4855)

### BEDROOM TWO

11'2" x 8'10" (3.421 x 2.715)

### BEDROOM THREE

8'3" x 6'5" (2.521 x 1.977)

### SHOWER ROOM

### FRONT, SIDE AND REAR GARDEN AND DRIVEWAY

### IDENTIFICATION CHECKS - C

### Agents Notes







While 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 error, omission or mis-statement. This plan is for illustrative purposes only and should 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.  
Made with Metropix ©2026

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	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>147.00 <b>A</b></p> <p>147.00 <b>B</b></p> <p>147.00 <b>C</b></p> <p>147.00 <b>D</b></p> <p>147.00 <b>E</b></p> <p>147.00 <b>F</b></p> <p>147.00 <b>G</b></p>		<p>Key Annual CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</p> <p>147.00 <b>A</b></p> <p>147.00 <b>B</b></p> <p>147.00 <b>C</b></p> <p>147.00 <b>D</b></p> <p>147.00 <b>E</b></p> <p>147.00 <b>F</b></p> <p>147.00 <b>G</b></p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

