



Webbs

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Foster Avenue | Cannock | WS12 4HN

Asking Price £230,000

 Webbs
estate agents

Summary

**** STUNNING ** SHOW HOME STANDARD ** THREE GOOD SIZED BEDROOM ** BEAUTIFUL FULLY FITTED BATHROOM ** EN-SUITE TO MASTER ** GREAT SIZED BREAKFAST KITCHEN ** OFF ROAD PARKING ** GOOD SIZED REAR GARDEN ****

WEBBS ESTATE AGENTS are delighted to welcome to market the beautiful Foster ave a three bed semi detached family home . Walking into Foster ave you will immediately fall in love , every room has been lovingly refurbished . Each room is elegantly and tastefully decorated providing the perfect blend of comfort and convenience .Foster ave briefly comprises of a great sized lounge, breakfast kitchen , downstairs bathroom with a roll top bath . Onthe first floor landing there are three good sized bedrooms , the master has a en suite shower room .

EXTERNALLY

There is a front lawn along with a drive . The rear garden is a fabulous size and is certainly a private peaceful space to unwind after a long day at work

Location is perfect with all your local amenities within easy reach . Cannock Chase is a stone throw away an area of outstanding natural beauty . Foster ave is located on a quiet side road away from the hustle and bustle

****VIEWING HIGHLY RECOMMEND TO APPRECIATE THE SIZE AND CONDITION ****

Key Features

- THREE GREAT SIZED BEDROOMS
- BEAUTIFULLY PRESENTED
- GREAT SIZED REAR GARDEN
- EN-SUITE TO MASTER
- FULLY FITTED BATHROOM WITH ROLL TOP BATH
- KITCHEN/DINER
- OFF ROAD PARKING
- CLOSE TO CANNOCK CHASE

Rooms and Dimensions

ENTRANCE PORCH

LOUNGE

12'8" x 11'2" (3.885 x 3.407)

KITCHEN/DINER

15'0" x 10'11" (4.596 x 3.331)

BATHROOM

7'11" x 5'10" (2.434 x 1.790)

FIRST FLOOR LANDING

MASTER BEDROOM

11'8" x 11'4" (3.579 x 3.467)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'1" x 8'1" (3.391 x 2.484)

BEDROOM THREE

7'11" x 8'0" (2.416 x 2.447)

EXTERNALLY

PRIVATE DRIVE

FULLY ENCLOSED GOOD SIZED REAR GARDEN

Identification checks - C





GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA - 661 sq.ft. (61.4 sq.m.) approx.

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 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.
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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 ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Best energy efficiency - lowest energy costs 100-120 kWh/m ² /year A | | Best environmental impact - lowest CO ₂ emissions 100-120 g/m ² /year A | |
| 120-135 kWh/m ² /year B | | 120-135 g/m ² /year B | |
| 135-150 kWh/m ² /year C | | 135-150 g/m ² /year C | |
| 150-170 kWh/m ² /year D | | 150-170 g/m ² /year D | |
| 170-190 kWh/m ² /year E | | 170-190 g/m ² /year E | |
| 190-215 kWh/m ² /year F | | 190-215 g/m ² /year F | |
| 215-255 kWh/m ² /year G | | 215-255 g/m ² /year G | |
| Not energy efficient - highest energy costs 255+ kWh/m ² /year G | | Not environmentally friendly - highest CO ₂ emissions 255+ g/m ² /year G | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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