



**Kelvin Drive | Cannock | WS11 6ED**

**£1,300 Per Month**

**Webbs**  
estate agents

## Summary

Webbs Estate Agents are pleased to present to let this three-bedroom home which offers comfortable and practical accommodation. Conveniently positioned close to local amenities, schools, and transport links, this attractive property presents an excellent rental opportunity in a sought-after Cannock location.

The property features a spacious living room with attractive bay frontage, creating a bright and welcoming main living space, alongside a generously sized fitted kitchen with ample room for dining and everyday family use. The ground floor also benefits from a convenient guest WC and welcoming entrance hallway, while the overall layout provides a modern and functional flow throughout the home.

To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom accessed from the central landing.

## Key Features

## Rooms and Dimensions

### PROPERTY DETAILS

#### Hallway

7'10" x 4'11" (2.39 x 1.50)

#### Downstairs WC

3'4" x 3'8" (1.02 x 1.13)

#### Living Room

14'7" x 11'5" (4.45 x 3.48)

#### Kitchen

14'6" x 10'5" (4.44 x 3.19)

#### Landing

4'0" x 8'8" (1.24 x 2.66)

#### Bedroom

9'2" x 10'5" (2.81 x 3.18)

#### Ensuite

4'9" x 8'3" (1.45 x 2.53)

#### Bedroom

8'0" x 11'5" (2.46 x 3.48)

#### Bedroom

6'2" x 8'3" (1.89 x 2.54)

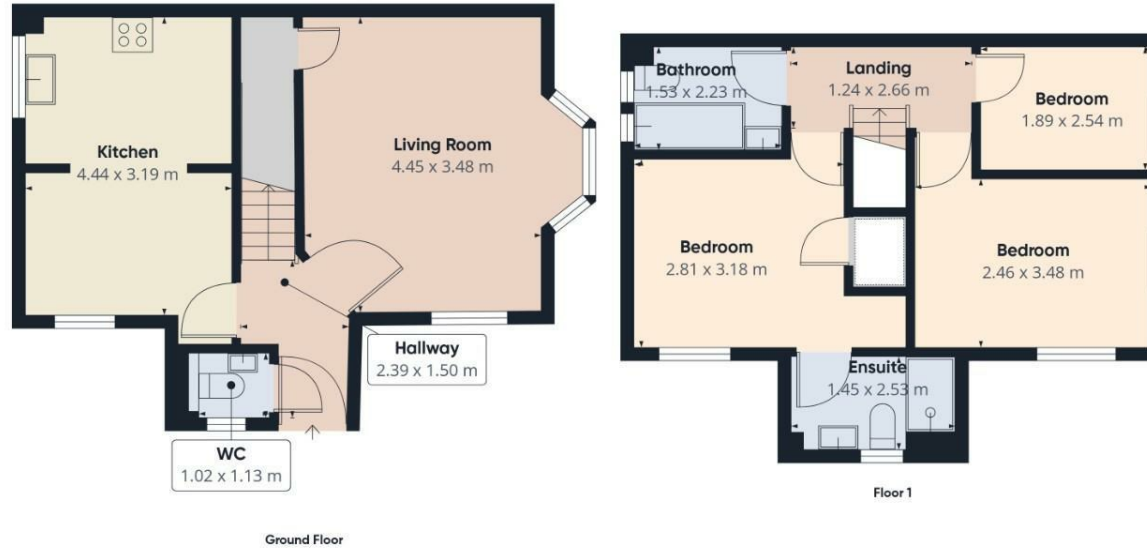
#### Bathroom

5'0" x 7'3" (1.53 x 2.23)

### TENANCY INFORMATION & IMPORTANT NOTES







Approximate total area<sup>(1)</sup>  
72.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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	
Score	Band	Score	Band
105-120	A	105-120	A
85-105	B	85-105	B
65-85	C	65-85	C
45-65	D	45-65	D
25-45	E	25-45	E
5-25	F	5-25	F
1-5	G	1-5	G

England & Wales EU Directive 2002/91/EC