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Orchard Avenue | Cannock | WS11 1JD

£250,000

 **Webbs**  
estate agents

## Summary

**\*\* HIGHLY DESIRABLE SHOAL HILL LOCATION \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* IDEAL FOR SHOAL HILL COMMON \*\* GARAGE AND DRIVEWAY \*\* VIEWING ADVISED \*\* CHAIN FREE \*\***

An excellent opportunity to acquire this three-bedroom semi-detached home, ideally situated on a sought-after residential development in the popular Shoal Hill area of Cannock. Conveniently located close to St Luke's School, local amenities, and the beautiful Cannock Chase and Shoal Hill Common, this property is perfectly positioned for families and outdoor enthusiasts alike.

The home benefits from gas central heating, with a new boiler fitted in August 2024. The property is fully double-glazed, having a new front window fitted last year; plus there is a very generous driveway. The accommodation briefly comprises of an entrance hall, kitchen, dining room and living room to the ground floor, with three well-proportioned bedrooms and a family bathroom to the first floor. The property also benefits from a new garage roof, fitted this year. Externally, there is a front garden, a driveway leading to the garage, and an enclosed rear garden offering excellent outdoor space.

Offered for sale with no upward chain, this property presents an ideal purchase for buyers looking to create their perfect home.

## Key Features

- DESIRABLE LOCATION
- LARGE DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS
- CHAIN FREE
- THREE BEDROOMS
- CLOSE TO SHOAL HILL COMMON
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- VIEWING VIA AGENT

## Rooms and Dimensions

### ENTRANCE

### SPACIOUS LOUNGE

16'4" x 10'9" (5.00 x 3.28)

### DINING ROOM

9'1" x 7'1" (2.78 x 2.17)

### KITCHEN

9'1" x 6'11" (2.77 x 2.13)

### LANDING

### BEDROOM ONE

12'4" x 9'5" (3.78 x 2.88)

### BEDROOM TWO

9'4" x 9'3" (2.86 x 2.83)

### BEDROOM THREE

9'1" x 6'7" (2.78 x 2.01)

### BATHROOM

### SINGLE GARAGE

### ENCLOSED REAR GARDEN

### FRONT GARDEN AND DRIVEWAY

### Agents Note

### IDENTIFICATION CHECKS - C





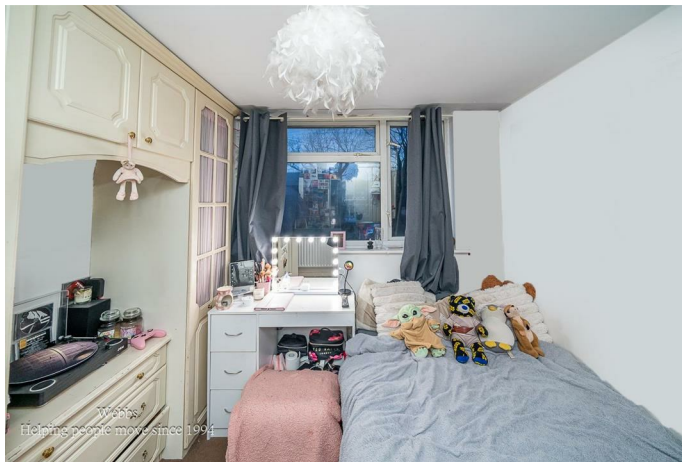
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GROUND FLOOR



1ST FLOOR



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Your average energy bill - lower energy costs 100-150 kWh/m <sup>2</sup> /year <b>A</b>		Your environmental impact - lower CO <sub>2</sub> emissions 100-150 g/m <sup>2</sup> /year <b>B</b>	
100-150 kWh/m <sup>2</sup> /year <b>B</b>		100-150 g/m <sup>2</sup> /year <b>D</b>	
150-200 kWh/m <sup>2</sup> /year <b>C</b>		150-200 g/m <sup>2</sup> /year <b>E</b>	
200-250 kWh/m <sup>2</sup> /year <b>D</b>		200-250 g/m <sup>2</sup> /year <b>F</b>	
250-300 kWh/m <sup>2</sup> /year <b>E</b>		250-300 g/m <sup>2</sup> /year <b>G</b>	
300-350 kWh/m <sup>2</sup> /year <b>F</b>			
350-400 kWh/m <sup>2</sup> /year <b>G</b>			
	79		
	43		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	