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Kenilworth Drive | Cannock | WS11 4QD
Offers In The Region Of £240,000

 **Webbs**
estate agents

Summary

**** THREE BEDROOMS ** SPACIOUS LOUNGE DINER ** DINING ROOM ** CORNER PLOT ** MODERN REFITTED SHOWER ROOM ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** FRONT AND SIDE GARDENS ** GARAGE AND DRIVEWAY ** VIEWING ADVISED ****

Webbs Estate Agents are delighted to offer for sale this spacious and well-proportioned home, ideally situated in the heart of Cannock. The property enjoys a convenient location, providing easy access to a range of local shops, amenities, well-regarded schools and excellent transport links, with the beautiful Cannock Chase also within easy reach. The accommodation briefly comprises an entrance hall, a generous lounge, separate dining room and kitchen. To the first floor, there are three good-sized bedrooms and a refitted, contemporary shower room. Externally, the property benefits from front and side gardens, together with a driveway providing ample off-road parking and a detached garage. An ideal opportunity for first-time buyers or those seeking their next home, this property offers spacious accommodation in a popular and convenient location. Early viewing is highly recommended to fully appreciate what this home has to offer.

Key Features

- CORNER PLOT
 - SPACIOUS LOUNGE
 - CLOSE TO LOCAL SHOPS AND AMENITIES
 - IDEAL FOR CANNOCK CHASE
 - FRONT AND SIDE GARDENS
- THREE BEDROOMS
 - EXCELLENT SCHOOLS AND TRANSPORT LINKS
 - REFITTED MODERN SHOWER ROOM
 - DINING ROOM
 - VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

LOUNGE
16'9" x 9'1" (5.12 x 2.79)

DINING ROOM
8'9" x 8'7" (2.69 x 2.63)

KITCHEN
8'6" x 7'10" (2.61 x 2.39)

SIDE ENTRANCE

LANDING

BEDROOM ONE
10'10" x 10'9" (3.31 x 3.30)

BEDROOM TWO
10'9" x 8'8" (3.29 x 2.65)

BEDROOM THREE
7'11" x 6'0" (2.43 x 1.84)

MODERN REFITTED SHOWER ROOM
6'0" x 5'8" (1.85 x 1.75)

DETACHED GARAGE WITH DRIVEWAY

FRONT AND SIDE GARDENS

IDENTIFICATION CHECKS - C

Agents Notes







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
Key energy efficiency - lower energy costs 100-120 kWh/m²/year A 120-135 kWh/m²/year B 135-150 kWh/m²/year C 150-165 kWh/m²/year D 165-180 kWh/m²/year E 180-200 kWh/m²/year F 200+ kWh/m²/year G		Key environmental impact - lower CO₂ emissions 100-120 g/kWh A 120-135 g/kWh B 135-150 g/kWh C 150-165 g/kWh D 165-180 g/kWh E 180-200 g/kWh F 200+ g/kWh G	
Not energy efficient - higher energy costs EU Directive 2002/91/EC England & Wales		Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC England & Wales	