



Webbs  
Helping people move since 1994

**Stafford Road | Cannock | WS11 4AS**

**Offers Invited £239,950**



## Summary

**\*\* STUNNING TRADITIONAL SEMI DETACHED \*\* LOVINGLY REFURBISHED IN KEEPING WITH ITS ERA \*\* BOASTS ORIGINAL FEATURES \*\* PARKING \*\* LARGE GARDEN \*\* WALKING DISTANCE TO CANNOCK \*\* FULLY INSULATED WALLS AND FLOORS \*\***

WEBBS ESTATE AGENTS are delighted to welcome to market the elegant Stafford Road in Cannock. This exceptional traditional two bedroom semi-detached with a attic room will steal your heart . This family home is a true gem, showcasing a delightful blend of original features and modern comforts. The current vendor has lovingly restored the property, ensuring that it remains in keeping with its charming era. Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge. This inviting space is highlighted by an impressive open fireplace with ornate surrounds, perfect for cosy evenings. The lounge flows seamlessly into a well-appointed kitchen/diner, ideal for family meals and entertaining guests. A convenient utility room adds to the practicality of the home.

Venturing to the first floor, you will find two generous bedrooms that offer ample space for relaxation and rest. The bathroom is a standout feature, exuding elegance with its high-standard refurbishment, complete with a luxurious roll-top bath that invites you to unwind.

One of the most enchanting aspects of this property is the antique staircase, which adds a touch of beauty and charm, enhancing the overall character of the home. Externally, the property boasts a very good-sized fully enclosed rear garden, perfect for outdoor activities, cultivating your own plants, or simply enjoying a peaceful retreat after a long day at work.

Additionally, the recently laid driveway provides parking for two vehicles, adding to the convenience of this lovely home. This property is not just a house; it is a warm and inviting family home, ready for its next chapter.

## Key Features

- TRADITIONAL SEMI DETACHED FAMILY HOME
- RESTORED IN KEEPING WITH ITS ERA
- ELEGANT BATHROOM WITH A ROLL TAP BATH
- LARGE ENCLOSED REAR GARDEN
- WALKING DISTANCE TO CANNOCK TOWN
- ORIGINAL FEATURE THROUGHOUT
- SPACIOUS LOUNGE WITH ORNATE OPEN FIREPLACE
- BEAUTIFUL ANTIQUE STAIRCASE
- PRIVATE OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

13'6" x 12'11" (4.14m x 3.94m )

### KITCHEN/DINER

17'1" x 13'8" (5.23m x 4.17m )

### UTILITY ROOM

10'11" x 5'6" (3.33m x 1.68m )

### FIRST FLOOR LANDING

### MASTER BEDROOM

16'4" x 11'3" (4.98m x 3.43m )

### BEDROOM TWO

4.24m x 2.95m

### BEDROOM THREE/LOFT ROOM

### BATHROOM

2.64m x 2.39m

### EXTERNALLY

### FULLY ENCLOSED REAR GARDEN

### PRIVATE DRIVE

### Premium Conveyancing (B)

### IDENTIFICATION CHECKS - C





Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



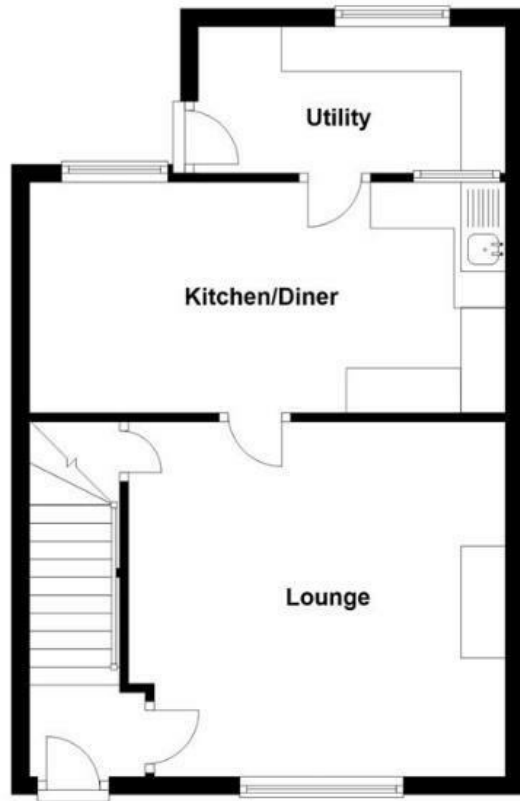
Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994

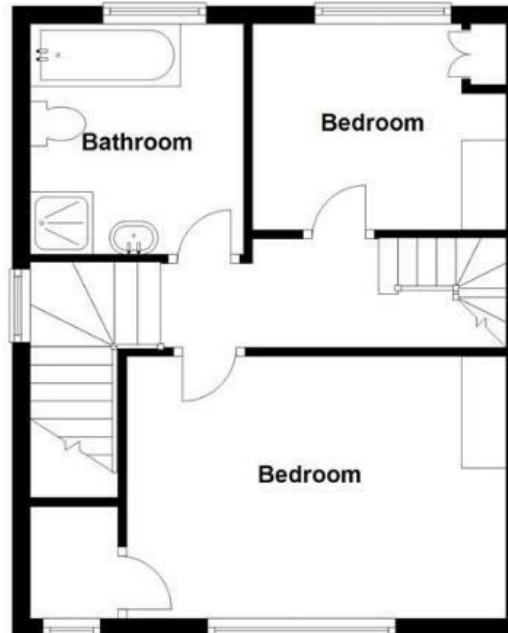
## 257 Stafford Road

Approx. 41.4 sq. metres (445.8 sq. feet)



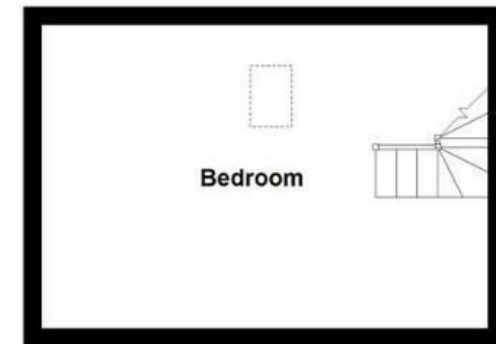
## First Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



## Second Floor

Approx. 17.0 sq. metres (182.8 sq. feet)



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
Key average energy cost - lower energy costs		Key average CO <sub>2</sub> emissions - lower CO <sub>2</sub> emissions	
100-150 kWh/m <sup>2</sup> /year <b>A</b>	100-150 kWh/m <sup>2</sup> /year <b>A</b>	100-150 g/m <sup>2</sup> /year <b>A</b>	100-150 g/m <sup>2</sup> /year <b>A</b>
150-200 kWh/m <sup>2</sup> /year <b>B</b>	150-200 kWh/m <sup>2</sup> /year <b>B</b>	150-200 g/m <sup>2</sup> /year <b>B</b>	150-200 g/m <sup>2</sup> /year <b>B</b>
200-250 kWh/m <sup>2</sup> /year <b>C</b>	200-250 kWh/m <sup>2</sup> /year <b>C</b>	200-250 g/m <sup>2</sup> /year <b>C</b>	200-250 g/m <sup>2</sup> /year <b>C</b>
250-300 kWh/m <sup>2</sup> /year <b>D</b>	250-300 kWh/m <sup>2</sup> /year <b>D</b>	250-300 g/m <sup>2</sup> /year <b>D</b>	250-300 g/m <sup>2</sup> /year <b>D</b>
300-350 kWh/m <sup>2</sup> /year <b>E</b>	300-350 kWh/m <sup>2</sup> /year <b>E</b>	300-350 g/m <sup>2</sup> /year <b>E</b>	300-350 g/m <sup>2</sup> /year <b>E</b>
350-400 kWh/m <sup>2</sup> /year <b>F</b>	350-400 kWh/m <sup>2</sup> /year <b>F</b>	350-400 g/m <sup>2</sup> /year <b>F</b>	350-400 g/m <sup>2</sup> /year <b>F</b>
400-450 kWh/m <sup>2</sup> /year <b>G</b>	400-450 kWh/m <sup>2</sup> /year <b>G</b>	400-450 g/m <sup>2</sup> /year <b>G</b>	400-450 g/m <sup>2</sup> /year <b>G</b>
450-500 kWh/m <sup>2</sup> /year <b>G</b>	450-500 kWh/m <sup>2</sup> /year <b>G</b>	450-500 g/m <sup>2</sup> /year <b>G</b>	450-500 g/m <sup>2</sup> /year <b>G</b>
500+ kWh/m <sup>2</sup> /year <b>G</b>	500+ kWh/m <sup>2</sup> /year <b>G</b>	500+ g/m <sup>2</sup> /year <b>G</b>	500+ g/m <sup>2</sup> /year <b>G</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: [sales@webbestateagents.co.uk](mailto:sales@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)