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St. James Road | Cannock | WS11 1EN

Offers In The Region Of £240,000

 **Webbs**
estate agents

Summary

**** EXTENDED FAMILY HOME ** THREE BEDROOMS ** LARGE LANDSCAPED REAR GARDEN ** AMPLE OFF ROAD PARKING ** POPULAR LOCATION ** LARGE LOUNGE ** GROUND FLOOR BEDROOM/SECOND RECEPTION ROOM ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a spacious extended home, offering excellent schools, transport links, local shops and amenities are only a short distance away.

In brief, consisting of an entrance hallway, spacious lounge with a door to the ground floor bedroom which is a versatile space and would also make a great second reception room if desired, modern style kitchen and guest WC.

To the first floor there are two generous double bedrooms and a shower room, externally the property has a large landscaped rear garden, and ample parking is provided by a driveway to the front.

EARLY VIEWING ADVISED

Key Features

- EXTENDED SEMI DETACHED HOME
- LARGE REAR GARDEN
- POPULAR LOCATION
- AMPLE OFF ROAD PARKING
- GUEST WC
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- SPACIOUS LOUNGE
- MODERN STYLE KITCHEN
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

SPACIOUS LOUNGE

11'2" x 18'5" (3.42 x 5.62)

GROUND FLOOR BEDROOM THREE

11'5" x 15'1" (3.48 x 4.61)

KITCHEN

10'4" x 11'0" (3.16 x 3.36)

GUEST WC

LANDING

BEDROOM ONE

8'2" x 14'11" (2.51 x 4.57)

BEDROOM TWO

11'4" x 11'0" (3.46 x 3.37)

SHOWER ROOM

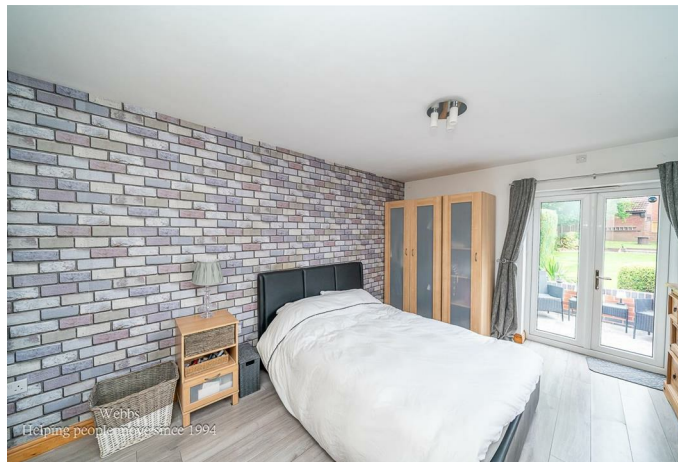
5'5" x 7'1" (1.66 x 2.17)

LANDSCAPED REAR GARDEN

FRONT GARDEN AND DRIVEWAY

IDENTIFICATION CHECKS - C







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
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC