



Webbs

Helping people move since 1994

Sidon Hill Way | Cannock | WS11 7GE

Offers Invited £195,000

 **Webbs**  
estate agents

## Summary

\*\* STUNNING FULLY REFURBISHED TWO BED FAMILY HOME \*\* BESPOKE KITCHEN \*\* BESPOKE BATHROOM \*\* PARKING \*\* CLOSE TO LOCAL SCHOOLS AND AMENITIES \*\* NO CHAIN

WEBBS ESTATE AGENTS are delighted to welcome Sidon Hill Way, Cannock, this fully refurbished terraced house presents an exceptional opportunity for those seeking a modern and stylish home. The property boasts a stunning bespoke kitchen, perfect for culinary enthusiasts, and a generously sized lounge/diner that provides an inviting space for relaxation and entertaining. With two spacious double bedrooms, this home is ideal for small families or professionals looking for extra space. The bespoke bathroom has been designed to a high standard, ensuring a luxurious experience for its occupants.

The location is particularly advantageous, offering excellent transport links that make commuting a breeze. Additionally, residents will appreciate the proximity to a retail park, providing convenient access to shopping and leisure facilities. For families, the property is within walking distance of local schools, known for their quality education.

This charming home combines modern living with a great location, making it a perfect choice for anyone looking to settle in Cannock. Don't miss the chance to make this beautifully refurbished property your new home.

## Key Features

- FULLY REFURBISHED
- GREAT SIZED LOUNGE/DINER
- BESPOKE KITCHEN & BATHROOM
- EXCELLENT LOCATION
- NO CHAIN
- STUNNING BESPOKE KITCHEN
- TWO DOUBLE BEDROOMS
- HIGH STANDARD FINISH THROUGHOUT
- WALKING DISTANCE TO SCHOOLS & AMENITIES

## Rooms and Dimensions

### ENTRANCE HALLWAY

### KITCHEN

7'6" x 8'0" ( 2.31m x 2.44m )

### LOUNGE/DINER

11'6" x 16'9" (3.51m x 5.11m)

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'6" x 9'1" ( 3.51m x 2.77m )

### BEDROOM TWO

11'6" x 7'6" ( 3.51m x 2.31m )

### BATHROOM

### EXTERNALLY

### PRIVATE REAR GARDEN

### PARKING FOR TWO CARS

### IDENTIFICATION CHECKS - C





GROUND FLOOR

1ST FLOOR



12 SIDEN HILL WAY WS11 7GE

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
Rate Average Efficiency - lower energy costs <b>88</b> <b>A</b>		Rate Average Intensity - lower CO <sub>2</sub> emissions 10.00 <b>B</b>	
100-110 <b>B</b>		10.00-11.00 <b>B</b>	
110-120 <b>C</b>		11.00-12.00 <b>C</b>	
120-130 <b>D</b>		12.00-13.00 <b>D</b>	
130-140 <b>E</b>		13.00-14.00 <b>E</b>	
140-150 <b>F</b>		14.00-15.00 <b>F</b>	
150-160 <b>G</b>		15.00-16.00 <b>G</b>	
160-170 <b>G</b>		16.00-17.00 <b>G</b>	
170-180 <b>G</b>		17.00-18.00 <b>G</b>	
180-190 <b>G</b>		18.00-19.00 <b>G</b>	
190-200 <b>G</b>		19.00-20.00 <b>G</b>	
200-210 <b>G</b>		20.00-21.00 <b>G</b>	
210-220 <b>G</b>		21.00-22.00 <b>G</b>	
220-230 <b>G</b>		22.00-23.00 <b>G</b>	
230-240 <b>G</b>		23.00-24.00 <b>G</b>	
240-250 <b>G</b>		24.00-25.00 <b>G</b>	
250-260 <b>G</b>		25.00-26.00 <b>G</b>	
260-270 <b>G</b>		26.00-27.00 <b>G</b>	
270-280 <b>G</b>		27.00-28.00 <b>G</b>	
280-290 <b>G</b>		28.00-29.00 <b>G</b>	
290-300 <b>G</b>		29.00-30.00 <b>G</b>	
300-310 <b>G</b>		30.00-31.00 <b>G</b>	
310-320 <b>G</b>		31.00-32.00 <b>G</b>	
320-330 <b>G</b>		32.00-33.00 <b>G</b>	
330-340 <b>G</b>		33.00-34.00 <b>G</b>	
340-350 <b>G</b>		34.00-35.00 <b>G</b>	
350-360 <b>G</b>		35.00-36.00 <b>G</b>	
360-370 <b>G</b>		36.00-37.00 <b>G</b>	
370-380 <b>G</b>		37.00-38.00 <b>G</b>	
380-390 <b>G</b>		38.00-39.00 <b>G</b>	
390-400 <b>G</b>		39.00-40.00 <b>G</b>	
400-410 <b>G</b>		40.00-41.00 <b>G</b>	
410-420 <b>G</b>		41.00-42.00 <b>G</b>	
420-430 <b>G</b>		42.00-43.00 <b>G</b>	
430-440 <b>G</b>		43.00-44.00 <b>G</b>	
440-450 <b>G</b>		44.00-45.00 <b>G</b>	
450-460 <b>G</b>		45.00-46.00 <b>G</b>	
460-470 <b>G</b>		46.00-47.00 <b>G</b>	
470-480 <b>G</b>		47.00-48.00 <b>G</b>	
480-490 <b>G</b>		48.00-49.00 <b>G</b>	
490-500 <b>G</b>		49.00-50.00 <b>G</b>	
500-510 <b>G</b>		50.00-51.00 <b>G</b>	
510-520 <b>G</b>		51.00-52.00 <b>G</b>	
520-530 <b>G</b>		52.00-53.00 <b>G</b>	
530-540 <b>G</b>		53.00-54.00 <b>G</b>	
540-550 <b>G</b>		54.00-55.00 <b>G</b>	
550-560 <b>G</b>		55.00-56.00 <b>G</b>	
560-570 <b>G</b>		56.00-57.00 <b>G</b>	
570-580 <b>G</b>		57.00-58.00 <b>G</b>	
580-590 <b>G</b>		58.00-59.00 <b>G</b>	
590-600 <b>G</b>		59.00-60.00 <b>G</b>	
600-610 <b>G</b>		60.00-61.00 <b>G</b>	
610-620 <b>G</b>		61.00-62.00 <b>G</b>	
620-630 <b>G</b>		62.00-63.00 <b>G</b>	
630-640 <b>G</b>		63.00-64.00 <b>G</b>	
640-650 <b>G</b>		64.00-65.00 <b>G</b>	
650-660 <b>G</b>		65.00-66.00 <b>G</b>	
660-670 <b>G</b>		66.00-67.00 <b>G</b>	
670-680 <b>G</b>		67.00-68.00 <b>G</b>	
680-690 <b>G</b>		68.00-69.00 <b>G</b>	
690-700 <b>G</b>		69.00-70.00 <b>G</b>	
700-710 <b>G</b>		70.00-71.00 <b>G</b>	
710-720 <b>G</b>		71.00-72.00 <b>G</b>	
720-730 <b>G</b>		72.00-73.00 <b>G</b>	
730-740 <b>G</b>		73.00-74.00 <b>G</b>	
740-750 <b>G</b>		74.00-75.00 <b>G</b>	
750-760 <b>G</b>		75.00-76.00 <b>G</b>	
760-770 <b>G</b>		76.00-77.00 <b>G</b>	
770-780 <b>G</b>		77.00-78.00 <b>G</b>	
780-790 <b>G</b>		78.00-79.00 <b>G</b>	
790-800 <b>G</b>		79.00-80.00 <b>G</b>	
800-810 <b>G</b>		80.00-81.00 <b>G</b>	
810-820 <b>G</b>		81.00-82.00 <b>G</b>	
820-830 <b>G</b>		82.00-83.00 <b>G</b>	
830-840 <b>G</b>		83.00-84.00 <b>G</b>	
840-850 <b>G</b>		84.00-85.00 <b>G</b>	
850-860 <b>G</b>		85.00-86.00 <b>G</b>	
860-870 <b>G</b>		86.00-87.00 <b>G</b>	
870-880 <b>G</b>		87.00-88.00 <b>G</b>	
880-890 <b>G</b>		88.00-89.00 <b>G</b>	
890-900 <b>G</b>		89.00-90.00 <b>G</b>	
900-910 <b>G</b>		90.00-91.00 <b>G</b>	
910-920 <b>G</b>		91.00-92.00 <b>G</b>	
920-930 <b>G</b>		92.00-93.00 <b>G</b>	
930-940 <b>G</b>		93.00-94.00 <b>G</b>	
940-950 <b>G</b>		94.00-95.00 <b>G</b>	
950-960 <b>G</b>		95.00-96.00 <b>G</b>	
960-970 <b>G</b>		96.00-97.00 <b>G</b>	
970-980 <b>G</b>		97.00-98.00 <b>G</b>	
980-990 <b>G</b>		98.00-99.00 <b>G</b>	
990-1000 <b>G</b>		99.00-100.00 <b>G</b>	
1000-1010 <b>G</b>		100.00-101.00 <b>G</b>	
1010-1020 <b>G</b>		101.00-102.00 <b>G</b>	
1020-1030 <b>G</b>		102.00-103.00 <b>G</b>	
1030-1040 <b>G</b>		103.00-104.00 <b>G</b>	
1040-1050 <b>G</b>		104.00-105.00 <b>G</b>	
1050-1060 <b>G</b>		105.00-106.00 <b>G</b>	
1060-1070 <b>G</b>		106.00-107.00 <b>G</b>	
1070-1080 <b>G</b>		107.00-108.00 <b>G</b>	
1080-1090 <b>G</b>		108.00-109.00 <b>G</b>	
1090-1100 <b>G</b>		109.00-110.00 <b>G</b>	
1100-1110 <b>G</b>		110.00-111.00 <b>G</b>	
1110-1120 <b>G</b>		111.00-112.00 <b>G</b>	
1120-1130 <b>G</b>		112.00-113.00 <b>G</b>	
1130-1140 <b>G</b>		113.00-114.00 <b>G</b>	
1140-1150 <b>G</b>		114.00-115.00 <b>G</b>	
1150-1160 <b>G</b>		115.00-116.00 <b>G</b>	
1160-1170 <b>G</b>		116.00-117.00 <b>G</b>	
1170-1180 <b>G</b>		117.00-118.00 <b>G</b>	
1180-1190 <b>G</b>		118.00-119.00 <b>G</b>	
1190-1200 <b>G</b>		119.00-120.00 <b>G</b>	
1200-1210 <b>G</b>		120.00-121.00 <b>G</b>	
1210-1220 <b>G</b>		121.00-122.00 <b>G</b>	
1220-1230 <b>G</b>		122.00-123.00 <b>G</b>	
1230-1240 <b>G</b>		123.00-124.00 <b>G</b>	
1240-1250 <b>G</b>		124.00-125.00 <b>G</b>	
1250-1260 <b>G</b>		125.00-126.00 <b>G</b>	
1260-1270 <b>G</b>		126.00-127.00 <b>G</b>	
1270-1280 <b>G</b>		127.00-128.00 <b>G</b>	
1280-1290 <b>G</b>		128.00-129.00 <b>G</b>	
1290-1300 <b>G</b>		129.00-130.00 <b>G</b>	
1300-1310 <b>G</b>		130.00-131.00 <b>G</b>	
1310-1320 <b>G</b>		131.00-132.00 <b>G</b>	
1320-1330 <b>G</b>		132.00-133.00 <b>G</b>	
1330-1340 <b>G</b>		133.00-134.00 <b>G</b>	
1340-1350 <b>G</b>		134.00-135.00 <b>G</b>	
1350-1360 <b>G</b>		135.00-136.00 <b>G</b>	
1360-1370 <b>G</b>		136.00-137.00 <b>G</b>	
1370-1380 <b>G</b>		137.00-138.00 <b>G</b>	
1380-1390 <b>G</b>		138.00-139.00 <b>G</b>	
1390-1400 <b>G</b>		139.00-140.00 <b>G</b>	
1400-1410 <b>G</b>		140.00-141.00 <b>G</b>	
1410-1420 <b>G</b>		141.00-142.00 <b>G</b>	
1420-1430 <b>G</b>		142.00-143.00 <b>G</b>	
1430-1440 <b>G</b>		143.00-144.00 <b>G</b>	
1440-1450 <b>G</b>		144.00-145.00 <b>G</b>	
1450-1460 <b>G</b>		145.00-146.00 <b>G</b>	
1460-1470 <b>G</b>		146.00-147.00 <b>G</b>	
1470-1480 <b>G</b>		147.00-148.00 <b>G</b>	
1480-1490 <b>G</b>		148.00-149.00 <b>G</b>	
1490-1500 <b>G</b>		149.00-150.00 <b>G</b>	
1500-1510 <b>G</b>		150.00-151.00 <b>G</b>	
1510-1520 <b>G</b>		151.00-152.00 <b>G</b>	
1520-1530 <b>G</b>		152.00-153.00 <b>G</b>	
1530-1540 <b>G</b>		153.00-154.00 <b>G</b>	
1540-1550 <b>G</b>		154.00-155.00 <b>G</b>	
1550-1560 <b>G</b>		155.00-156.00 <b>G</b>	
1560-1570 <b>G</b>		156.00-157.00 <b>G</b>	
1570-1580 <b>G</b>		157.00-158.00 <b>G</b>	
1580-1590 <b>G</b>		158.00-159.00 <b>G</b>	
1590-1600 <b>G</b>		159.00-160.00 <b>G</b>	
1600-1610 <b>G</b>		160.00-161.00 <b>G</b>	
1610-1620 <b>G</b>		161.00-162.00 <b>G</b>	
1620-1630 <b>G</b>		162.00-163.00 <b>G</b>	
1630-1640 <b>G</b>		163.00-164.00 <b>G</b>	
1640-1650 <b>G</b>		164.00-165.00 <b>G</b>	
1650-1660 <b>G</b>		165.00-166.00 <b>G</b>	
1660-1670 <b>G</b>		166.00-167.00 <b>G</b>	
1670-1680 <b>G</b>		167.00-168.00 <b>G</b>	
1680-1690 <b>G</b>		168.00-169.00 <b>G</b>	
1690-1700 <b>G</b>		169.00-170.00 <b>G</b>	
1700-1710 <b>G</b>		170.00-171.00 <b>G</b>	
1710-1720 <b>G</b>		171.00-172.00 <b>G</b>	
1720-1730 <b>G</b>		172.00-173.00 <b>G</b>	
1730-1740 <b>G</b>		173.00-174.00 <b>G</b>	
1740-1750 <b>G</b>		174.00-175.00 <b>G</b>	
1750-1760 <b>G</b>		175.00-176.00 <b>G</b>	
1760-1770 <b>G</b>		176.00-177.00 <b>G</b>	
1770-1780 <b>G</b>		177.00-178.00 <b>G</b>	
1780-1790 <b>G</b>		178.00-179.00 <b>G</b>	
1790-1800 <b>G</b>		179.00-180.00 <b>G</b>	
1800-1810 <b>G</b>		180.00-181.00 <b>G</b>	
1810-1820 <b>G</b>		181.00-182.00 <b>G</b>	
1820-1830 <b>G</b>		182.00-183.00 <b>G</b>	
1830-1840 <b>G</b>		183.00-184.00 <b>G</b>	
1840-1850 <b>G</b>		184.00-185.00 <b>G</b>	
1850-1860 <b>G</b>		185.00-186.00 <b>G</b>	
1860-1870 <b>G</b>		186.00-187.00 <b>G</b>	
1870-1880 <b>G</b>		187.00-188.00 <b>G</b>	
1880-1890 <b>G</b>		188.00-189.00 <b>G</b>	
1890-1900 <b>G</b>			