



Webbs
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Church Road | Cannock | WS11 9PF

Offers Over £279,000



Summary

OFFERED WITH NO CHAIN VERY WELL MAINTAINED AND EXTENDED LINK DETACHED HOME ** IMPROVED TO A GOOD STANDARD ** THREE GOOD SIZED BEDROOMS ** POPULAR AND CONVENIENT LOCATION ** EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS ** LANDSCAPED PRIVATE REAR GARDEN ** SPACIOUS EXTENDED MAIN LIVING ROOM ** FAMILY SITTING /DINING ROOM ** KITCHEN ** SHOWER ROOM WC ** DRIVEWAY ** GARAGE ** PRIVATE LANDSCAPED REAR GARDEN ** DON'T BE DISAPPOINTED EARLY VIEWING ADVISED **

Webbs Estate Agents are delighted to present to the market this impressive, extended link-detached family home, beautifully maintained and thoughtfully improved to a high standard throughout. Offering spacious and versatile living accommodation, the property is ideally positioned within a popular and convenient residential location. In brief, the accommodation comprises an entrance porch leading into a welcoming reception hallway, a generous extended main living room, a well-appointed kitchen, and a comfortable family sitting/dining room – perfect for modern-day living and entertaining. To the first floor are three well-proportioned bedrooms and a stylish contemporary shower room with WC.

Externally, the property benefits from a generous frontage providing ample driveway parking, while to the rear is a private, landscaped garden creating an attractive outdoor space ideal for relaxing and entertaining. Early viewing is highly recommended to avoid disappointment.

Key Features

- EXTENDED WELL MAINTAINED LINK DETACHED PROPERTY
- THREE BEDROOMS AND SHOWER ROOM WC
- FAMILY SITTING / DINING ROOM
- GARAGE AND FRONT DRIVEWAY
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- POPULAR AND CONVENIENT LOCATION
- GENEROUS MAIN LIVING ROOM
- KITCHEN
- PRIVATE AND ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED

Rooms and Dimensions

ENTRANCE PORCH

RECEPTION HALL

EXTENDED LIVING ROOM

22'8" x 15'2" (6.92m x 4.63m)

KITCHEN

12'0" x 8'10" (3.68m x 2.71m)

FAMILY SITTING/DINING ROOM

17'1" x 6'4" (5.21m x 1.95m)

LANDING

BEDROOM ONE

10'11" x 8'11" (3.35m x 2.72m)

BEDROOM TWO

12'2" x 9'11" (3.72m x 3.04m)

BEDROOM THREE

7'11" x 5'10" (2.43m x 1.80m)

SHOWER ROOM

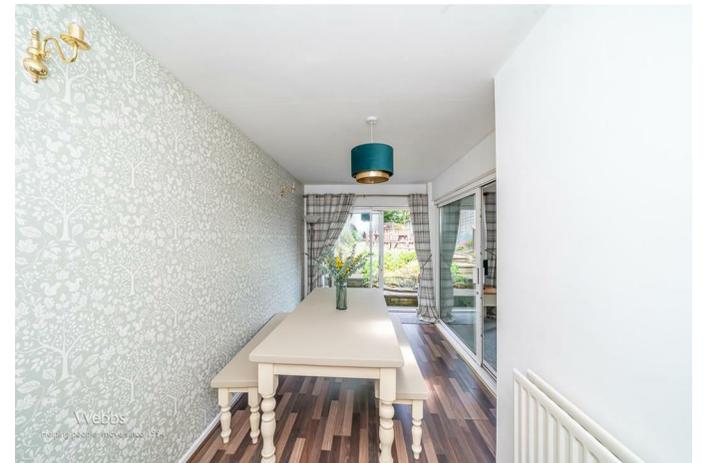
6'11" x 7'1" (2.11m x 2.18m)

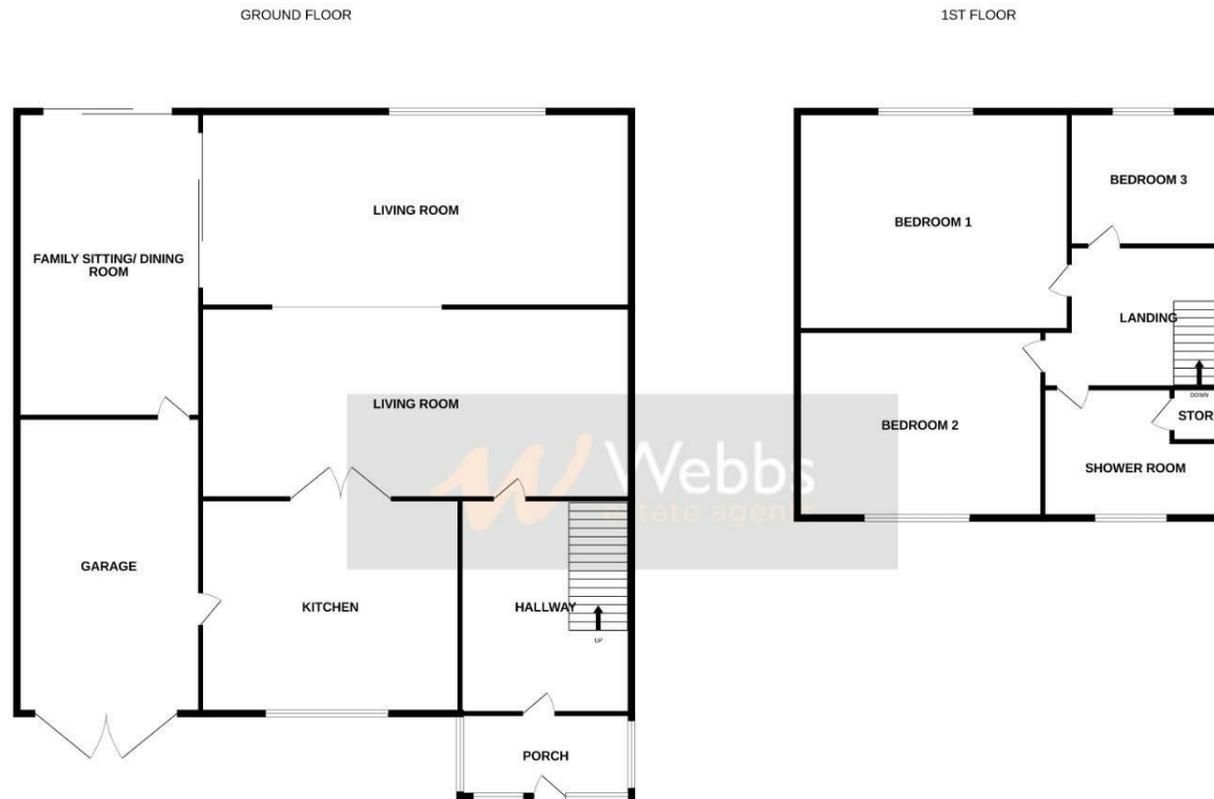
FRONT DRIVEWAY

GARAGE

ENCLOSED LANDSCAPED REAR GARDENS







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 ₂) Rating | |
|---|-----------------------------------|--|-----------------------|
| Current | Potential | Current | Potential |
| Best energy efficiency - lowest energy costs Minimum A 15-100 kWh/m ² | | Best environmental impact - lowest CO ₂ emissions Minimum A 10-100 g/kWh | |
| 15-40 kWh/m ² B | 15-40 kWh/m ² B | 10-100 g/kWh B | 10-100 g/kWh B |
| 15-40 kWh/m ² C | 15-40 kWh/m ² C | 10-100 g/kWh C | 10-100 g/kWh C |
| 15-40 kWh/m ² D | 15-40 kWh/m ² D | 10-100 g/kWh D | 10-100 g/kWh D |
| 15-40 kWh/m ² E | 15-40 kWh/m ² E | 10-100 g/kWh E | 10-100 g/kWh E |
| 15-40 kWh/m ² F | 15-40 kWh/m ² F | 10-100 g/kWh F | 10-100 g/kWh F |
| 15-40 kWh/m ² G | 15-40 kWh/m ² G | 10-100 g/kWh G | 10-100 g/kWh G |
| Maximum efficiency - higher energy costs Maximum G 100-150 kWh/m ² | | Maximum environmental impact - higher CO ₂ emissions Maximum G 100-150 g/kWh | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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