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**Wolverhampton Road | Cannock | WS11 1AT**

**Offers Over £200,000**

 **Webbs**  
estate agents

## Summary

\*\* IMMACULATE \*\* SHOW HOME STANDARD \*\* TRADITIONAL SEMI DETACHED \*\* CANNOCK TOWN CENTRE \*\* TWO SPACE PARKING AT REAR \*\* TWO RECEPTION ROOMS \*\* OPEN PLAN KITCHEN DINING ROOM \*\*

WEBBS ESTATE AGENTS welcome to market the delightful Wolverhampton Road in Cannock, this stunning semi-detached house offers a delightful blend of traditional charm and modern living. With two spacious bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

As you enter, you are greeted by two inviting reception rooms, each exuding warmth and character, enhanced by some original features that add to the property's unique appeal. The wood burner in both of the reception rooms creates a cosy atmosphere, ideal for those chilly evenings.

The house boasts a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed, providing ample space for relaxation and entertaining guests.

Outside, you will find a charming courtyard cottage garden, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, the property offers parking for two cars at the rear, a valuable feature in this area.

## Key Features

- SHOW HOME STANDARD
- TWO GREAT SIZED RECEPTION ROOMS
- WOOD BURNER
- COURTYARD GARDEN
- CLOSE TO ALL LOCAL GOOD SCHOOLS
- TRADITIONAL CHARM THROUGHOUT
- SOME ORIGINAL FEATURES
- PARKING FOR TWO AT REAR
- WALKING DISTANCE TO CANNOCK TOWN & TRAIN STATION
- VIEWING A MUST TO APPRECIATE

## Rooms and Dimensions

### LOUNGE

12'0" x 11'10" (3.66m x 3.63m )

### DINING ROOM

11'10" x 11'11" (3.63m x 3.65m )

### KITCHEN

15'1" x 6'6" (4.62m x 1.99m )

### STORAGE CUPBOARD

### FIRST FLOOR LANING

### MASTER BEDROOM

12'0" x 11'8" (3.68m x 3.58m )

### BEDROOM TWO

12'0" x 8'11" (3.66m x 2.72m )

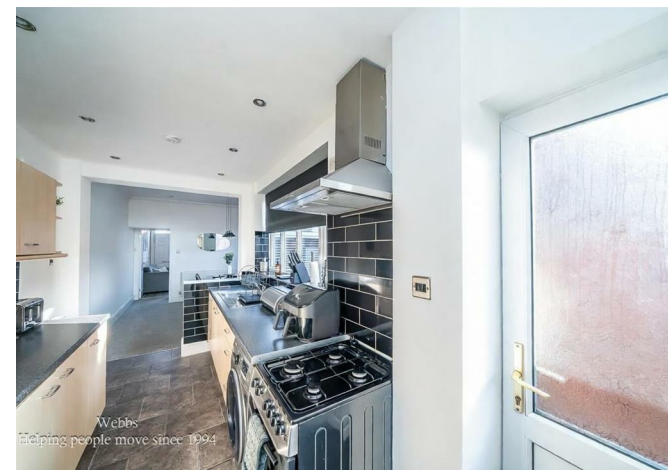
### FAMILY BATHROOM

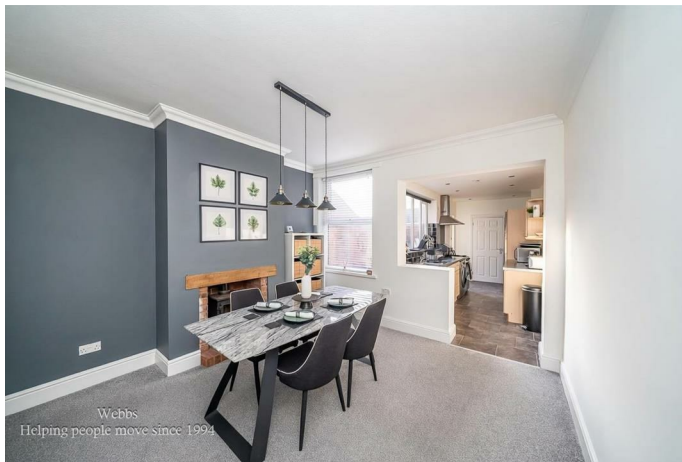
10'2" x 6'8" (3.10m x 2.04m )

### COTTAGE COURTYARD REAR GARDEN

### PARKING FOR TWO AT REAR

### IDENTIFICATION CHECKS - C







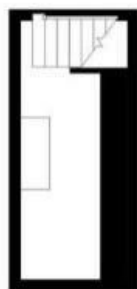
**196 Wolverhampton Road**  
Approx. 42.8 sq. metres (460.7 sq. feet)



**First Floor**  
Approx. 37.3 sq. metres (402.0 sq. feet)



**Basement**  
Approx. 8.3 sq. metres (89.2 sq. feet)



Total area: approx. 88.4 sq. metres (951.9 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
<p>Key average energy - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup>/year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup>/year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup>/year <b>F</b></p> <p>400-450 kWh/m<sup>2</sup>/year <b>G</b></p>	<p>86</p>	<p>Key annual CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</p> <p>10-35 tCO<sub>2</sub>/year <b>A</b></p> <p>35-50 tCO<sub>2</sub>/year <b>B</b></p> <p>50-65 tCO<sub>2</sub>/year <b>C</b></p> <p>65-80 tCO<sub>2</sub>/year <b>D</b></p> <p>80-95 tCO<sub>2</sub>/year <b>E</b></p> <p>95-110 tCO<sub>2</sub>/year <b>F</b></p> <p>110-125 tCO<sub>2</sub>/year <b>G</b></p>	<p>61</p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	