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Mill Street | Cannock | WS11 0DL

Offers Around £110,000

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estate agents

## Summary

**\*\* TOWN CENTRE LOCATION \*\* GRADE 2 LISTED BUILDING \*\* TWO BEDROOMS \*\* SHOWER ROOM \*\* LOUNGE \*\* KITCHEN \*\* COMMUNAL ENTRANCE \*\* ALLOCATED PARKING AT THE REAR \*\* TRADITIONAL FEATURES \*\* VIEWING RECOMMENDED \*\***

Webbs Estate Agents are delighted to offer for sale this surprisingly spacious two-bedroom flat, ideally located in the heart of the Town Centre, within easy reach of local shops, the train station, and a range of other amenities.

Accessed via a communal entrance with stairs leading to the property, the flat briefly comprises an entrance hallway, a well-appointed kitchen, a modern shower room, two spacious double bedrooms and a lounge.

Offering an excellent opportunity for first-time buyers seeking a convenient central location, and equally suits landlords looking for a sound investment with strong rental potential.

Further benefits include two allocated parking spaces located at the rear of the property — a rare advantage in such a central location. Early viewing is strongly advised to fully appreciate the size and potential of this property.

## Key Features

- GRADE 2 LISTED BUILDING
- TWO DOUBLE BEDROOMS
- CLOSE TO TRAIN STATION
- MODERN KITCHEN
- ALLOCATED PARKING AT THE REAR
- FIRST FLOOR FLAT
- TOWN CENTRE LOCATION
- LARGE LOUNGE
- SHOWER ROOM

## Rooms and Dimensions

### COMMUNAL ENTRANCE

### ENTRANCE HALLWAY

### BREAKFAST KITCHEN

12'0" x 9'5" (3.66m x 2.88m)

### LOUNGE

11'7" x 11'6" (3.54m x 3.52m)

### BEDROOM ONE

11'7" x 9'2" (3.54m x 2.81m)

### BEDROOM TWO

11'8" x 7'8" (3.56m x 2.36m)

### SHOWER ROOM

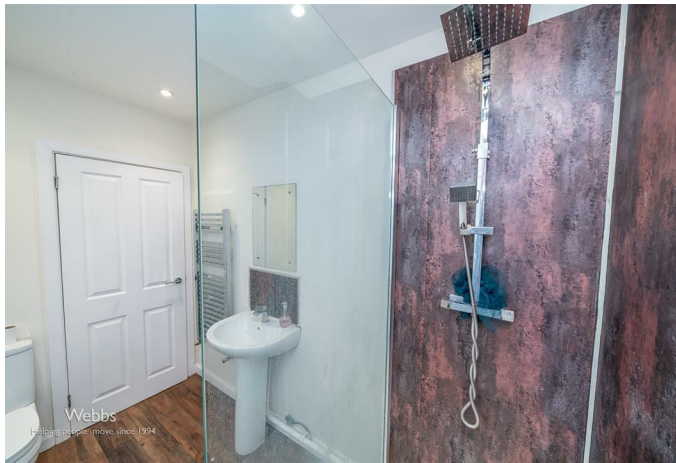
### COMMUNAL PARKING AT THE REAR

### IDENTIFICATION CHECKS - C

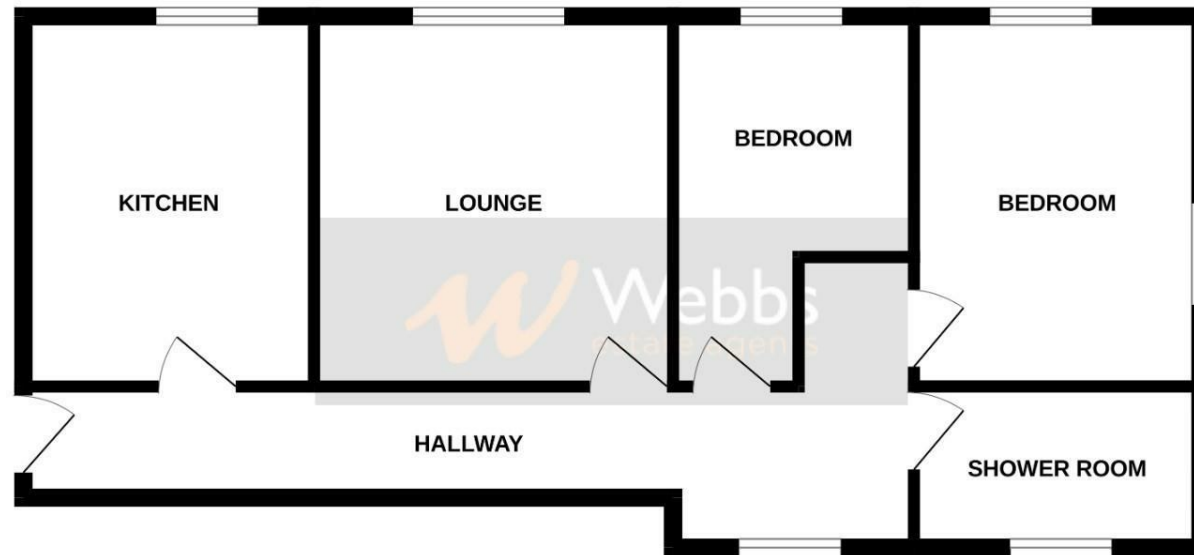
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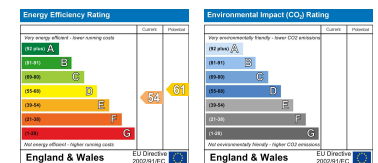


## GROUND FLOOR



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.



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)