



Webbs

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Sharon Way | Cannock | WS12 2NQ

£285,000

 Webbs  
estate agents

## Summary

\*\* DETACHED FAMILY HOME \*\* POPULAR LOCATION \*\* GENEROUS PLOT \*\* EXETSNIVE DRIVEWAY \*\* LANDSCAPED GARDENS \*\* THREE BEDROOMS \*\* BATHROOM \*\* LOUNGE \*\* KITCHEN DINER \*\* GARAGE \*\* OUTSTANDING POTENTIAL TO EXTEND \*\* VIEWING ADVISED \*\*

Webbs Estate Agents have the pleasure of offering this lovely detached family home, situated in a popular location on an enviable plot and position in the road. Briefly comprising: entrance porch, spacious lounge and kitchen diner. On the first floor, the landing leads to a family bathroom and three bedrooms. Externally, the property is set back from the road with an extensive driveway, beautiful landscaped gardens, garage and rear store with further garden store to the side. This lovely home has outstanding potential to extend (STPC). Viewing is strongly recommended.

## Key Features

- DETACHED FAMILY HOME
- DECEPTIVELY SPACIOUS
- GENEROUS DRIVEWAY
- SPAICOUS LOUNGE
- THREE BEDROOMS & BATHROOM
- POPULAR LOCATION
- OUTSTANDING POTENTIAL
- LANDSCAPED GARDENS
- KITCHEN DINER
- GARAGE & GARDEN STORE

## Rooms and Dimensions

### ENTRANCE PORCH

### LOUNGE

14'4" x 13'10" (4.39m x 4.24m)

### KITCHEN DINER

14'5" x 9'0" (4.41m x 2.76m)

### LANDING

### BEDROOM

12'4" x 8'4" (3.78m x 2.56m)

### BEDROOM TWO

9'6" x 8'5" (2.92m x 2.59m)

### BEDROOM THREE

7'1" x 5'9" (2.16m x 1.76m)

### BATHROOM

### GARAGE

17'1" x 8'8" (5.23m x 2.65m)

### GENEROUS DRIVEWAY

### LANDSCAPED GARDENS

### Identification Checks (R)







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	
Score	Band	Score	Band
100-125	A	100-125	A
75-100	B	75-100	B
50-75	C	50-75	C
25-50	D	25-50	D
10-25	E	10-25	E
1-10	F	1-10	F
0-1	G	0-1	G

England & Wales EU Directive 2002/91/EC

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