

Meadowsweet Way

Wimblebury, Cannock, WS12 2GS

John German





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£445,000

A very well presented and vastly improved five bedroom detached family home located in a highly sought after residential location in Wimblebury.



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A stunningly presented and vastly improved five bedroom detached family home, located in a sought-after residential estate on Meadowsweet Way. This home offers generous living spaces, high-quality finishes, and an ideal location close to essential amenities, schools and transport links, as well as the scenic Cannock Chase an area of outstanding natural beauty. The neighbouring town of Cannock is home to the newly opened McArthur Glen Designer Outlet Village boasting a range of high street shops, high end designer stores and a choice of eateries. For commuters there are train stations in both Hednesford and Cannock, and road links via the A460, A5 and M6 Toll Road. For families a choice of good local schools is essential, this property falls in the catchment area of Five Ways Primary School and for secondary school its Kingsmead Academy.

Internally the property comprises of newly fitted composite entrance door opening into the welcoming hallway with oak flooring, useful storage cupboard, carpeted stairs rising to the first floor landing, and doors off into the guest WC, living room and kitchen. The guest WC comprises of low level WC, chrome heated towel rail, oak flooring, wash hand basin and UPVC double glazed window to the front aspect. The impressive living room has a UPVC double glazed bay window to the front aspect with an attractive outlook over the green area, oak flooring, feature fireplace, ceiling light point, and double doors opening into the dining room. The dining room has the same beautiful oak flooring flowing from the living room, ceiling spotlights, a door opening into the kitchen and glazed sliding doors opening into the conservatory with ceramic tiled flooring and double doors opening into the garden. The modern breakfast kitchen is fitted with a range of matching white hi-gloss wall and base units with contrasting worksurfaces over, tiled splashbacks, a range of integrated kitchen appliances, a fitted breakfast bar area, UPVC double glazed window to the rear aspect and glazed sliding doors opening out to the rear garden. Accessed from the kitchen is a door opening into the utility room with fitted wall and base units with roll top edge work surfaces over, space for washing machine and dryer, tiled flooring and doors into the ground floor bedroom and a door leading out to the side of the property. The former garage has been tastefully converted to offer a superb ground floor bedroom complete with its own luxury en-suite shower room, this bedroom is a fantastic versatile space and offers great annex potential or for AirBnb use, due to its private external side access to the laundry/mini kitchen which leads into the bedroom and en-suite.

Upstairs on the first floor landing there is the loft access, built-in airing cupboard and doors leading off to the four bedrooms and family bathroom. The spacious master bedroom has a UPVC double glazed window to the front aspect, laminate wooden effect flooring, built-in wardrobe, and an en-suite shower room comprising of floor to ceiling tiles, low level WC, wash hand basin, and a fully tiled shower cubicle with mains shower. Bedroom two is a further generous double bedroom with laminate wooden effect flooring, UPVC double glazed window to the rear aspect, and a built-in wardrobe. Bedrooms three and four are both further well presented and decorated bedrooms. The modern family shower room comprises of floor to ceiling tiles, low level WC, fully tiled shower cubicle, wall mounted radiator, wash hand basin and an obscured UPVC double glazed window to the side aspect.

Outside to the front of the property is a delightful green area with a variety of plants and shrubs along with pleasant nearby walks, the property has a block-paved driveway providing ample off-road parking along with a decorative stoned front garden with pathway leading to the side access to the rear garden along with access also being provided to the garden from the other side. To the rear of the property is a beautifully designed and landscaped rear garden complete with attractive patio seating area with glass balustrade, summerhouse which is insulated and has mains power, perfect for a garden office, plus a variety of plants, trees and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Cannock Chase District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA28042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area^m

1359 ft²

126.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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