



Connells

Hayfield Hill
Cannock Wood



Property Description

****PICTURE POSTCARD VIEW****

****A TRULY EXCEPTIONAL AND WONDERFULLY REGAL RESIDENCE LOCATED IN ONE OF THE MOST POPULAR AREAS OF SOUTH STAFFORDSHIRE****

Connells Estate Agents Lichfield City are just thrilled to offer for sale this once in a lifetime home boasting incredibly spacious rooms, stunningly beautiful decor throughout and offering sublime external gardens with amazing views.

The property itself briefly comprises of a; grand hallway, ground floor wet room, master lounge with dining area, family room or snug, kitchen with open plan dining room, sun room, four double bedrooms, master with dressing room and en-suite, a further en-suite and a further family bathroom. We can offer a garage, large driveway and a stunning landscaped rear garden

****JULIET BALCONY FROM MASTER BEDROOM****

****VIEWS OVER THE COUNTRYSIDE****

This particular property genuinely feels mansion-esque and sits on a huge private plot on Hayfield Hill giving close proximity to a host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Nearby we have some excellent restaurants and such tourist attractions as Castle Ring and Beaudesert Activity Centre. Cannock, Stafford, Rugeley and Lichfield are close by as are a myriad of local countryside villages to enjoy.

****A TRULY EXCEPTIONAL AND DELUXE HOME OFFERING A WEALTH OF ROOMS, SPACIOUS MODERN LIVING WITH A HUGE SQUARE FOOTAGE****

****VIEWERS WILL ABSOLUTELY NOT BE DISAPPOINTED****

****CALL US TODAY TO REGISTER YOUR INTEREST****

Entrance Hallway

Ground Floor Wet Room

Master Lounge - Diner

12' 8" x 26' 8" (3.86m x 8.13m)

Family Room/Snug

8' 5" x 8' 9" (2.57m x 2.67m)

Modern Kitchen Diner

12' 2" x 19' (3.71m x 5.79m)

Utility Room

7' 8" x 10' 6" (2.34m x 3.20m)

Conservatory/Sun Room

8' 5" x 16' 3" (2.57m x 4.95m)

First Floor Landing

Bedroom One ** Juliet Balcony

12' 8" x 14' 1" (3.86m x 4.29m)

En-Suite & Dressing Room Off

Bedroom Two

9' x 15' 7" (2.74m x 4.75m)

En-Suite Two

Bedroom Three

9' 3" x 12' 3" (2.82m x 3.73m)

Bedroom Four

9' 4" x 10' 7" (2.84m x 3.23m)

Family Bathroom

Stunning Views To Rear

Extra Large Driveway

Garage

Incredible Rear Garden

An Absolute Gem

Call Connells Today









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/LFD311444

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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