



Enstone Close | Cannock | WS12 3AB

Offers Over £265,000

 **Webbs**  
estate agents



## Summary

**\*\* MOTIVATED SELLER \*\* STUNNING MODERN NEW BUILD HOME \*\* BUILT IN 2021 \*\* THREE BEDROOMS \*\* SHOW HOME STANDARD THROUGHOUT \*\* STUNNING KITCHEN DINER AND FAMILY ROOM \*\* SPACIOUS LOUNGE \*\* THREE BEDROOMS \*\* EN-SUITE TO MAIN BEDROOM \*\* THREE PIECE FAMILY BATHROOM \*\* LANDSCAPED REAR GARDEN \*\* TWO SECURE PARKING SPACES \*\* IDEAL FOR VILLAGE SHOPS \*\* EARLY VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a simply stunning show home standard detached home offering easy access to excellent school catchments, local shops, amenities and having excellent transport links.

In brief consisting of entrance, light and spacious lounge with walk in bay window, guest WC, the large modern kitchen, dining and family room offers ample living space, integrated appliances and views over the garden.

To the first floor there are three bedrooms, three piece family bathroom and en-suite shower room to the main bedroom, externally the garden has been landscaped with side gated access to the front with two secure allocated parking spaces, VIEWING STRONGLY ADVISED.

## Key Features

- STUNNING
- THREE BEDROOMS
- GUEST WC
- LANDSCAPED REAR GARDEN
- EXCELLENT LOCATION
- BUILT IN 2021
- STUNNING KITCHEN DINING AND FAMILY ROOM
- SHOW HOME STANDARD
- EN-SUITE TO MAIN BEDROOM
- VIEWING ADVISED

## Rooms and Dimensions

**DRAFT DETAILS**

**ENTRANCE**

**SPACIOUS LOUNGE**

**STUNNING KITCHEN, DINING AND FAMILY ROOM**

**GUEST WC**

**LANDING**

**BEDROOM ONE**

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**

**BEDROOM THREE**

**THREE PIECE FAMILY BATHROOM**

**LANDSCAPED GARDEN**

**2 ALLOCATED SECURE PARKING SPACES**

**FOR A VIEWING PLEASE CALL 01543 468846**

**COAL MINING**

**CONNECTIVITY:**

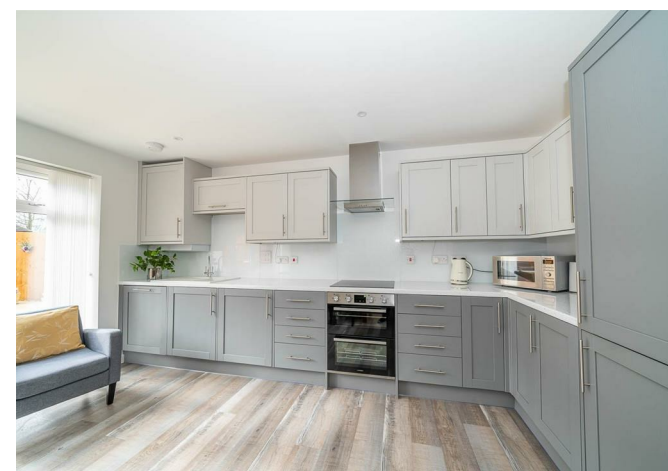
**PARKING**

**PROPERTY TYPE & CONSTRUCTION**

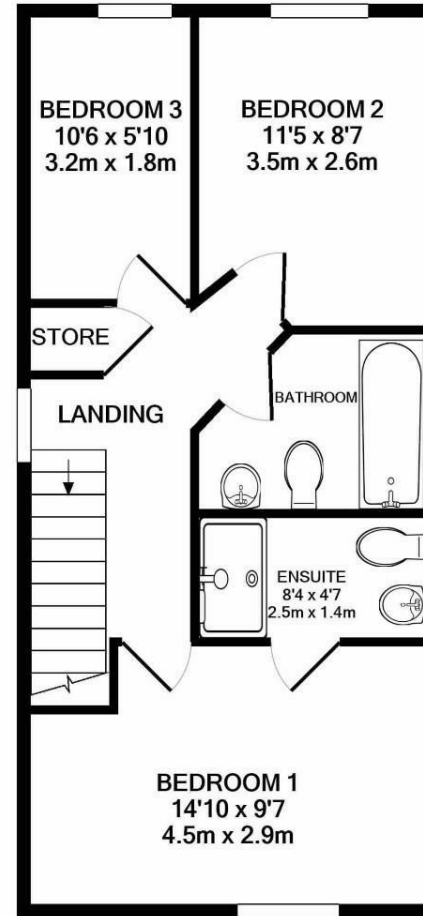
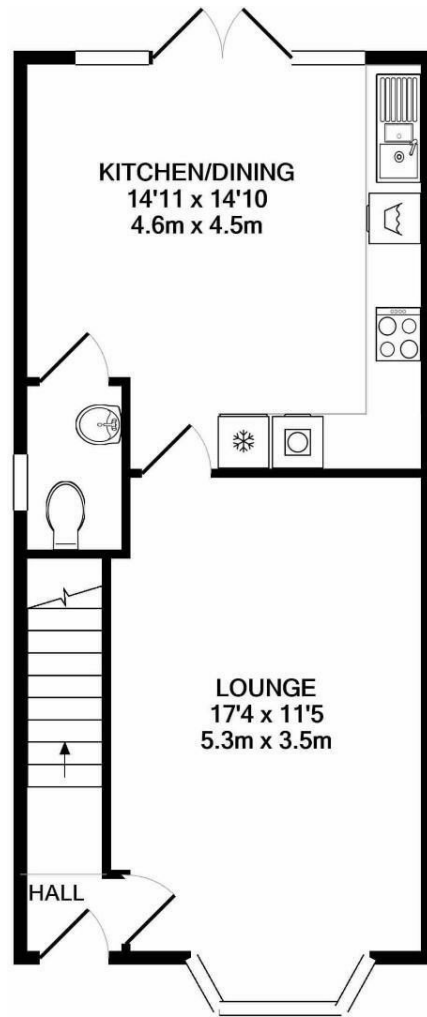
**ROOMS**

**UTILITIES**

**Identification checks - C**







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
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>
151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>
176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>
201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>
226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>
251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC