



Webb's

**Newlands Lane | Heath Hayes, Cannock | WS12 3HH**

**Offers In The Region Of £775,000**

 **Webb's**  
estate agents

## Summary

\*\*\*\*\* MOTIVATED SELLER \*\*\*\*\*

WOW \*\* FANTASTIC POTENTIAL \*\* REDEVELOPMENT OPPORTUNITY (stpc) \*\* EXTENDED DOUBLE FRONT DETACHED FAMILY HOME \*\* POPULAR LOCATION \*\* INTERNAL VIEWING IS STRONGLY ADVISED \*\* SITUATED AT THE END OF A LANE \*\* FOUR BEDROOMS \*\* FAMILY BATHROOM \*\* SITTING ROOM \*\* LOUNGE DINER \*\* GAMES / SNOOKER ROOM \*\* SHOWER ROOM \*\* ANNEX POTENTIAL \*\* BREAKFAST KITCHEN \*\* UTILITY / BOOT ROOM \*\* SECLUDED PLOT \*\* DETACHED DOUBLE GARAGE \*\* GENEROUS GARDENS \*\* TWO PADDOCKS \*\* 1.78 ACRES \*\* SEVERN WORKSHOPS \*\* FIVE STABLES \*\* VIEWING ESSENTIAL \*\*

Webbs Estate Agents have pleasure in offering this fantastic extended double-fronted detached family home that very rarely comes to market. Situated in a popular location at the end of a lane and having outstanding development opportunity (STPC). This beautiful home briefly comprises a thorough hallway, sitting room with inglenook fireplace, spacious lounge diner with log burner, snooker/games with shower room (potential annex), breakfast kitchen, utility/ boot room, landing, four bedrooms and family bathroom.

Externally the property is set behind a fore garden with secure gated access to the extensive driveway leading to a detached double garage. Having a generous private landscaped garden with a separate driveway leading to seven workshops and five stables. In addition to the large garden, there are two paddocks with a total grounds of approximately 1.78 acres.

## Key Features

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

### THROUGH HALLWAY

### FRONT SITTING ROOM

14'1" x 12'7" (4.31m x 3.86m)

### LOUNGE

27'7" x 11'6" (8.43m x 3.53m)

### SNOOKER / GAMES ROOM

28'6" x 20'8" (8.69m x 6.30m)

### SHOWER ROOM

### KITCHEN DINER

18'11" x 12'4" (5.78m x 3.77m)

### UTILITY / BOOT ROOM

8'5" x 8'0" (2.58m x 2.44m)

### LANDING

### BEDROOM ONE

12'9" x 12'8" (3.89m x 3.87m)

### BEDROOM TWO

12'6" x 11'10" (3.83m x 3.63m)

### BEDROOM THREE

11'0" x 12'6" (3.37m x 3.83m)

### BEDROOM FOUR

12'2" x 6'2" (3.73m x 1.88m)

### FAMILY BATHROOM

11'7" x 8'6" (3.54m x 2.61m)

### DETACHED DOUBLE GARAGE

### SEVEN WORKSHOPS

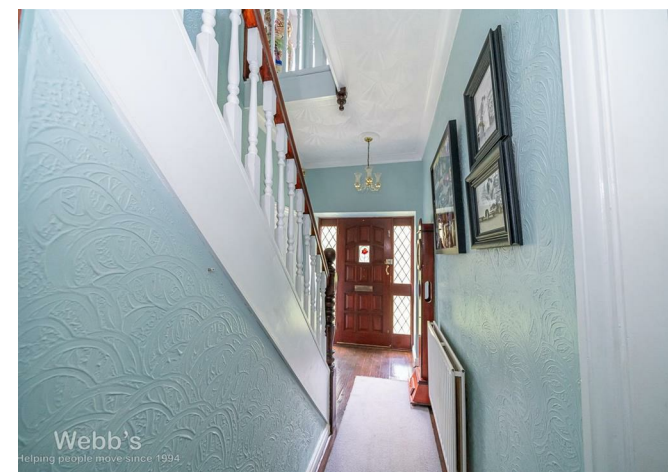
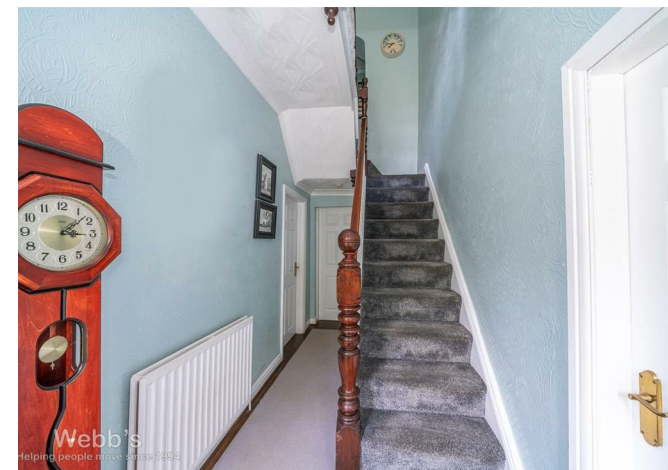
### FIVE STABLES

### LANDSCAPED GARDENS

### TWO PADDOCKS

### EXTENSIVE DRIVEWAY

### Material Information WB





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GROUND FLOOR

1ST FLOOR



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