



Webbs

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Van Gogh Close | Cannock | WS11 7GP

Offers Over £335,000

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## Summary

**\*\* WELL PRESENTED DETACHED FAMILY HOME \*\* CORNER PLOT \*\* FOUR BEDROOMS \*\* TWO RECEPTION ROOMS \*\* CONSERVATORY \*\* RE-FITTED KITCHEN \*\* RE-FITTED UTILITY ROOM \*\* RE-FITTED EN-SUITE SHOWER ROOM \*\* INTERNAL VIEWING ESSENTIAL \*\***

Webbs estate agents are delighted to offer for sale a well presented detached family home. Situated on a corner plot in a quiet cul-de-sac location of Heath Hayes, Cannock. The property is in close proximity to local schools, a supermarket and public transport links.

The property comprises of a entrance porch, hallway, lounge, dining room, conservatory, re-fitted kitchen, re-fitted utility room and a re-fitted guest W.C. To the first floor the master bedroom has fitted wardrobes and a re-fitted en-suite shower room. There are three further bedrooms and a re-fitted family bathroom.

Externally the property has an attractive private rear garden with a decking area, a front lawned garden with a driveway for 2 vehicles and a single garage.

## Key Features

- WELL PRESENTED DETACHED FAMILY HOME
- CORNER PLOT
- CONSERVATORY
- RE-FITTED UTILITY ROOM WITH GUEST W.C
- LOVELY REAR GARDEN
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- RE-FITTED KITCHEN
- RE-FITTED EN-SUITE AND RE-FITTED FAMILY BATHROOM
- DRIVEWAY AND GARAGE

## Rooms and Dimensions

### Entrance Porch

### Entrance Hallway

### Lounge

14'8" x 11'5" (4.481 x 3.480)

### Dining Room

11'6" x 8'9" (3.515 x 2.677)

### Conservatory

11'0" x 9'7" (3.369 x 2.930)

### Re-fitted Kitchen

11'3" x 7'6" (3.433 x 2.299)

### Re-fitted Utility Room

6'4" x 5'5" (1.941 x 1.667)

### Re-fitted Guest W.C

### First Floor Landing

### Bedroom One

11'9" x 11'10" (3.588 x 3.608)

### Re-fitted En-suite Shower Room

### Bedroom Two

11'8" x 8'9" (3.572 x 2.676)

### Bedroom Three

11'0" x 7'6" (3.378 x 2.294)

### Bedroom Four

11'6" x 6'9" (3.517 x 2.070)

### Re-fitted family bathroom

7'7" x 6'6" (2.325 x 2.003)

### Enclosed Rear Garden

### Front Garden

### Driveway

### Single Garage

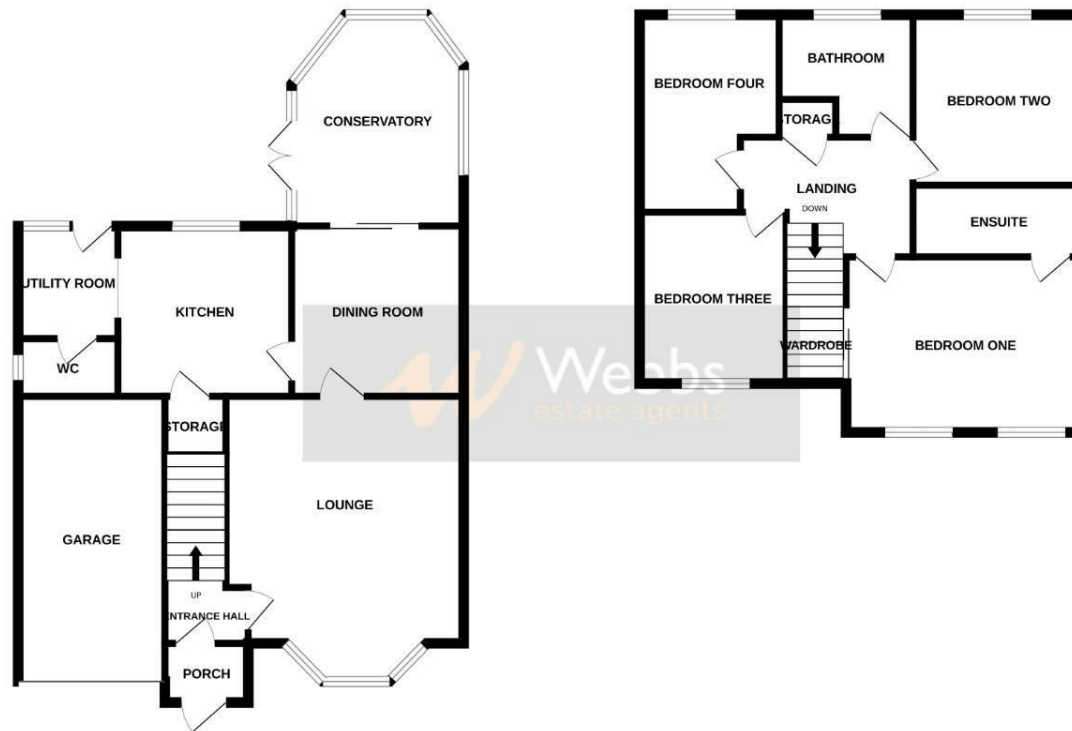
16'4" x 7'5" (5.000 x 2.278)





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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
Best energy efficiency - lower energy costs 100-125 kWh/m <sup>2</sup> /year A	83	Best environmental impact - lower CO <sub>2</sub> emissions 100-125 gCO <sub>2</sub> /m <sup>2</sup> /year A	83
125-150 kWh/m <sup>2</sup> /year B	70	125-150 gCO <sub>2</sub> /m <sup>2</sup> /year B	70
150-175 kWh/m <sup>2</sup> /year C		150-175 gCO <sub>2</sub> /m <sup>2</sup> /year C	
175-200 kWh/m <sup>2</sup> /year D		175-200 gCO <sub>2</sub> /m <sup>2</sup> /year D	
200-225 kWh/m <sup>2</sup> /year E		200-225 gCO <sub>2</sub> /m <sup>2</sup> /year E	
225-250 kWh/m <sup>2</sup> /year F		225-250 gCO <sub>2</sub> /m <sup>2</sup> /year F	
250-300 kWh/m <sup>2</sup> /year G		250-300 gCO <sub>2</sub> /m <sup>2</sup> /year G	
300+ kWh/m <sup>2</sup> /year G		300+ gCO <sub>2</sub> /m <sup>2</sup> /year G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	