



Pye Green Road | Cannock | WS12 4LW

Asking Price £480,000

 **Webbs**  
estate agents



## Summary

\*\* £1000 John Lewis Voucher on Completion \*\* Newly Built Home \*\* 10 Year NHBC Warranty \*\*

The popular Bradgate's modern open-plan layout is perfect for growing families.

Discover a light and spacious lounge with a bay window, a great space for all the family to relax. Enjoy family meals in the open-plan kitchen with breakfast bar, dining and family areas. A walk in bay makes this room light and airy whilst French doors open to the garden. There's also a separate study and a practical utility. Upstairs, find four double bedrooms, bedroom 1 with en suite shower room, and a family bathroom.

All David Wilson Homes come with a 10-year NHBC Buildmark warranty – this means they have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. So you can buy one of their spacious new homes with confidence.

## Key Features

- £1000 JOHN LEWIS VOUCHER UPON COMPLETION
- Single garage & driveway parking for 2 cars
- Handy utility room
- En suite main bedroom
- Comes with a 10-year NHBC Buildmark warranty
- Detached 4-bed family home
- Glazed bay to the garden
- Study for home working
- Quality, award-winning homebuilder

## Rooms and Dimensions

### Hall

### Study

9'0" x 7'6" (2.762 x 2.295)

### Guest Cloakroom

5'3" x 3'234'10" (1.614 x .986)

### Lounge

16'4" x 12'0" (4.999 x 3.658)

### Kitchen Family Dining Room

28'5" x 15'9" (8.677 x 4.807)

### Utility

5'6" x 5'7" (1.687 x 1.724)

### Landing

### Main Bedroom

12'9" x 12'5" (3.910 x 3.791)

### En Suite

7'1" x 5'10" (2.162 x 1.799)

### Bedroom 2

12'2" x 12'8" (3.720 x 3.885)

### Bedroom 3

10'11" x 10'8" (3.329 x 3.263)

### Bedroom 4

11'0" x 10'2" (3.353 x 3.112)

### Family Bathroom

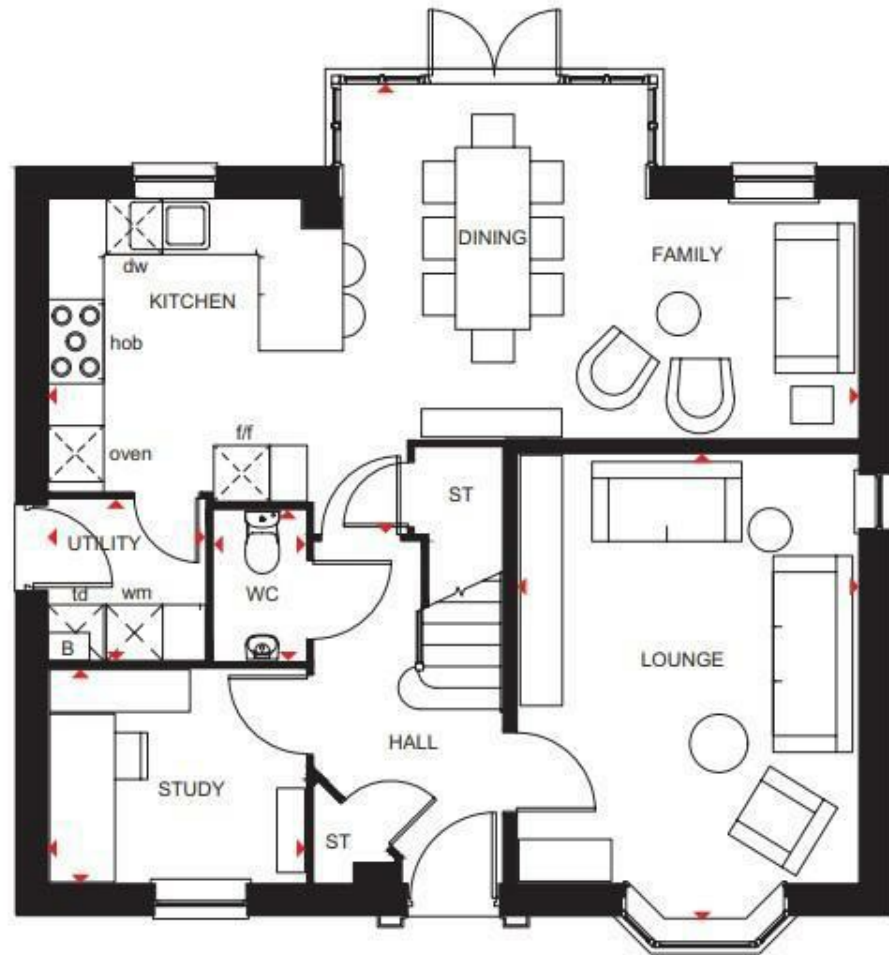
6'11" x 5'6" (2.124 x 1.700)











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
Your average energy bill - lower energy costs 102.00 <b>A</b>		Your average CO <sub>2</sub> emissions - lower CO <sub>2</sub> emissions 10.00 <b>A</b>	
105.00 <b>B</b>		10.50 <b>B</b>	
108.00 <b>C</b>		11.00 <b>C</b>	
111.00 <b>D</b>		11.50 <b>D</b>	
114.00 <b>E</b>		12.00 <b>E</b>	
117.00 <b>F</b>		12.50 <b>F</b>	
120.00 <b>G</b>		13.00 <b>G</b>	
Maximum potential - higher energy costs 120.00 <b>G</b>		Maximum potential - higher CO <sub>2</sub> emissions 13.00 <b>G</b>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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