



Webbs

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**Pinfold Lane | Norton Canes, Cannock | WS11 9PH**

**Offers In The Region Of £750,000**





## Summary

**\*\* WOW \*\* OUTSTANDING DETACHED FAMILY HOME \*\* DECEPTIVELY SPACIOUS \*\* INTERNAL VIEWING IS ESSENTIAL \*\* BACKING ONTO OPEN FIELDS \*\* POPULAR LOCATION \*\* MODERN OPENPLAN LIVING STUNNING KITCHEN \*\* UTILITY ROOM \*\* LOUNGE/DINING AREA \*\* SNUG/SITTING ROOM \*\* FOUR BEDROOMS \*\* TWO ENSUITES \*\* GRAND LAND WITH SUN TERRACE \*\* CINEMA ROOM \*\* POTENTIAL FOR TWO FURTHER BEDROOMS \*\* LANDSCAPED GARDENS \*\* EXTENSIVE DRIVEWAY \*\* DOUBLE GARAGE \*\***

Webbs Estate Agents are proud to offer this Architecturally Designed detached family home backing onto open fields and situated in a desirable location. This beautiful home briefly comprises; entrance hallway, open plan modern living with kitchen / dining / lounge, sitting room/snug, utility room, guest WC, four bedrooms and two ensuites. To first floor there is a magnificent landing leading to a fabulous sun terrace with open views. In addition there is a cinema room and generous loft/storage room, both having the potential for master suite and further bedrooms. Externally there is extensive driveway, secluded landscaped gardens with open views, double garage and outbuildings. This beautiful home needs to be viewed to be fully appreciated.

## Key Features

- FABULOUS MODERN HOME
- INDIVIDUAL BUILD
- SHOW HOME STANDARD THROUGHOUT
- INTERNAL VIEWING IS ESSENTIAL

## Rooms and Dimensions

### Entrance Hallway

**Open Plan Kitchen Diner & Sun Lounge**  
39'0" x 31'8" max (11.91 x 9.67 max)

**Living Room**  
15'7" x 8'5" (4.77m x 2.59m)

**Utility Room**  
10'11" x 4'5" (3.35m x 1.36)

### Hallway

**Bedroom One**  
16'0" x 13'8" (4.88m x 4.18m)

**En-Suite**  
14'0" x 7'2" (4.27m x 2.19m)

**Bedroom Two**  
10'1" x 9'11" (3.09m x 3.03m)

**Bedroom Three**  
10'1" x 9'8" (3.09m x 2.95m)

**Jack & Jill En-Suite**  
10'1" x 4'6" (3.09m x 1.39m)

**Bedroom Four**  
10'11" x 8'3" (3.35m x 2.53m)

### WC

### Side Access

**WC**  
7'0" x 3'7" (2.15m x 1.11m)

### FIRST FLOOR

**Galleried Landing**  
16'0" x 23'1" (4.89m x 7.06m)

**Loft Space**  
30'2" x 17'6" (9.22m x 5.34m)

**Cinema Room**  
30'7" x 14'10" (9.34m x 4.53m)

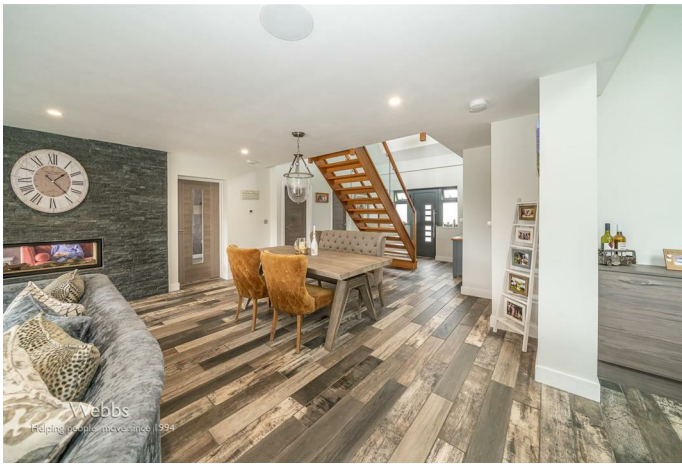
**Sun Terrace**  
16'0" x 13'0" (4.89m x 3.97m)

**Garage**  
17'4" x 17'8" (5.3m x 5.41m)

### Landscaped Gardens









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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	91	85	91
Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO <sub>2</sub> ) Rating scale: A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-95)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	