



Webbs

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Sidon Hill Way | Heath Hayes, Cannock | WS11 7GE

Offers Over £325,000

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## Summary

\*\* DETACHED FAMILY HOME \*\* POPULAR LOCATION \*\* VIEWING IS ESSENTIAL \*\* FOUR / FIVE BEDROOMS \*\* FAMILY BATHROOM & ENSUITE \*\* LOUNGE \*\* DINING ROOM \*\* CONSERVATORY \*\* KITCHEN \*\* UTILITY ROOM \*\* GUEST WC \*\* GROUND FLOOR BEDROOM / SITTING ROOM \*\* DRIVEWAY \*\* PRIVATE GARDEN \*\*

Webbs Estate Agents have pleasure in offering this well presented detached family home, situated in a popular location, being close to all local amenities, shops and schools. Briefly comprising: porch, entrance hallway, lounge, dining room, conservatory, kitchen, utility room, guest WC and ground floor bedroom/sitting room. To the first floor the landing leads to four bedrooms, family bathroom. The master bedroom has fitted wardrobes and an ensuite shower room. Externally there is private driveway, front and rear gardens.

## Key Features

- DETACHED FAMILY HOME
- VIEWING IS ESSENTIAL
- FAMILY BATHROOM & ENSUITE
- SPACIOUS CONSERVATORY
- DRIVEWAY & GARDENS
- SOUGHT AFTER LOCATION
- FOUR / FIVE BEDROOMS
- LOUNGE, DINING ROOM
- UTILITY ROOM & GUEST WC
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING

## Rooms and Dimensions

**AWAITING VENDOR APPROVAL**

**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LOUNGE**

13'6" x 16'0" (4.13m x 4.89m)

**DINING ROOM**

**CONSERVATORY**

9'8" x 8'9" (2.96m x 2.67m)

**KITCHEN**

10'5" x 9'1" (3.18m x 2.77m)

**UTILITY ROOM**

7'4" x 6'5" (2.25m x 1.97m)

**GUEST WC**

**GROUND FLOOR BEDROOM / SNUG**

16'0" x 7'5" (4.89m x 2.28m)

**LANDING**

**BEDROOM ONE**

12'6" x 11'1" (3.83m x 3.38m)

**ENSUITE SHOWER ROOM**

**BEDROOM TWO**

9'11" x 8'4" (3.03m x 2.55m)

**BEDROOM THREE**

10'9" x 8'1" (3.29m x 2.48m)

**BEDROOM FOUR**

8'1" x 8'4" (2.48m x 2.55m)

**FAMILY BATHROOM**

6'5" x 5'5" (1.98m x 1.66m)

**PRIVATE REAR GARDEN**

**DRIVEWAY**

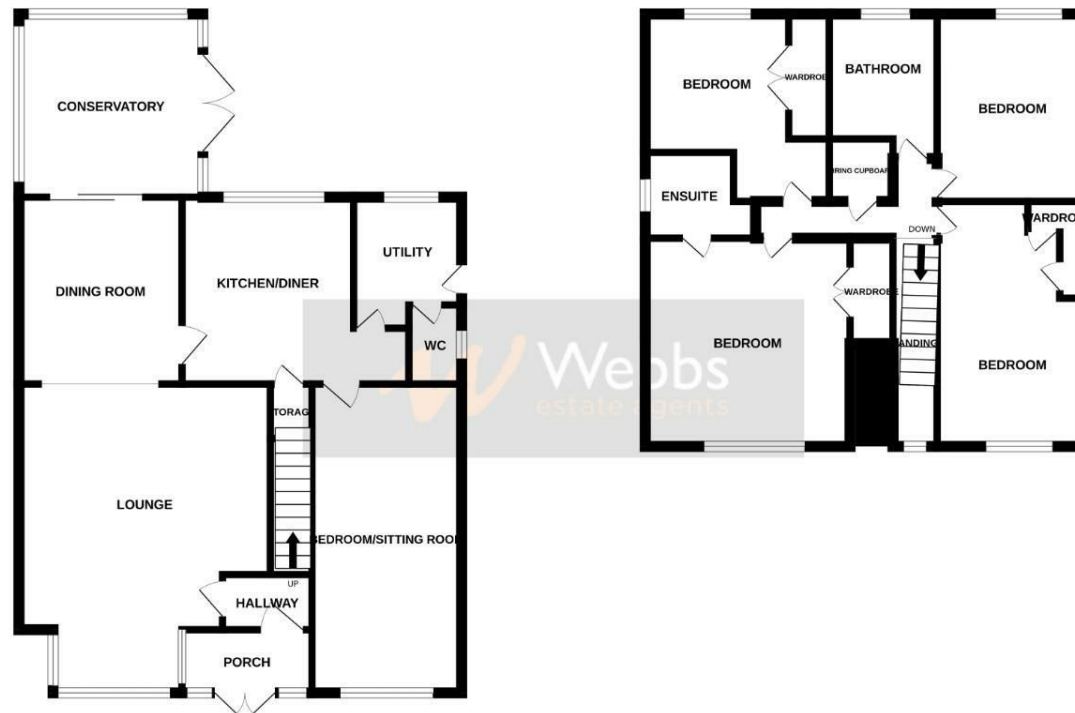






GROUND FLOOR

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
79	79	79	79
75-78	75-78	75-78	75-78
70-74	70-74	70-74	70-74
65-69	65-69	65-69	65-69
60-64	60-64	60-64	60-64
55-59	55-59	55-59	55-59
50-54	50-54	50-54	50-54
45-49	45-49	45-49	45-49
40-44	40-44	40-44	40-44
35-39	35-39	35-39	35-39
30-34	30-34	30-34	30-34
25-29	25-29	25-29	25-29
20-24	20-24	20-24	20-24
15-19	15-19	15-19	15-19
10-14	10-14	10-14	10-14
5-9	5-9	5-9	5-9
1-4	1-4	1-4	1-4

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