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Sapphire Drive | Heath Hayes, Cannock | WS11 7FY

Offers Over £280,000

 **Webbs**  
estate agents

## Summary

**\*\* PRIME SCHOOL CATCHMENT \*\* FABULOUS PRIVATE SECLUDED CORNER PLOT \*\***

**\*\* DETACHED HOME \*\* THREE BEDROOMS \*\* L SHAPED LOUNGE DINER \*\*CONSERVATORY\*\* STUDY/PLAYROOM \*\* BREAKFAST KITCHEN \*\* EXCELLENT SCHOOL CATCHMENTS \*\* IDEAL FOR LOCAL SHOPS AND AMENITIES \*\* AMPLE OFF ROAD PARKING \*\* ENCLOSED REAR GARDEN \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to bring to the market a modern detached home in the sought-after location within excellent school catchments, ideal for local shops, amenities and the designer shopping village.

In brief, consisting of entrance with a storage cupboard ( this was formerly the WC), a modern breakfast kitchen, L shaped lounge diner with a door to the study, conservatory.

To the first floor there are three bedrooms and a family bathroom, externally the property has a large frontage providing ample off-road parking, wide side access and enclosed rear garden, viewing is advised to fully appreciate the plot and position of the property on offer.

Tenure: Freehold

Council Tax Band: C

## Key Features

- DETACHED FAMILY HOME
- THREE BEDROOMS
- OFFICE/STUDY
- EXCELLENT SCHOOL CATCHMENTS
- ENCLOSED REAR GARDEN
- L SHAPED LOUNGE DINER
- GOOD SIZED PLOT
- BREAKFAST KITCHEN
- IDEAL FOR DESIGNER SHOPPING VILLAGE
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALL

### L SHAPED LOUNGE DINER

15'2" x 22'1" (4.63m x 6.75m)

### CONSERVATORY

9'10" x 9'2" (3.01 x 2.81)

### MODERN BREAKFAST KITCHEN

12'7" x 6'11" (3.86m x 2.11m)

### STUDY/OFFICE

8'1" x 7'6" (2.48m x 2.3m)

### FIRST FLOOR

### LANDING

### BEDROOM ONE

11'3" x 8'9" (3.44m x 2.68m)

### BEDROOM TWO

11'2" x 8'9" (3.41m x 2.68m)

### BEDROOM THREE

6'2" x 8'6" (1.9m x 2.61m)

### BATHROOM

### FRONT, SIDE AND REAR GARDEN

### DRIVEWAY TO FRONT

**FOR A VIEWING OR FREE VALUATION PLEASE  
CALL 01543**





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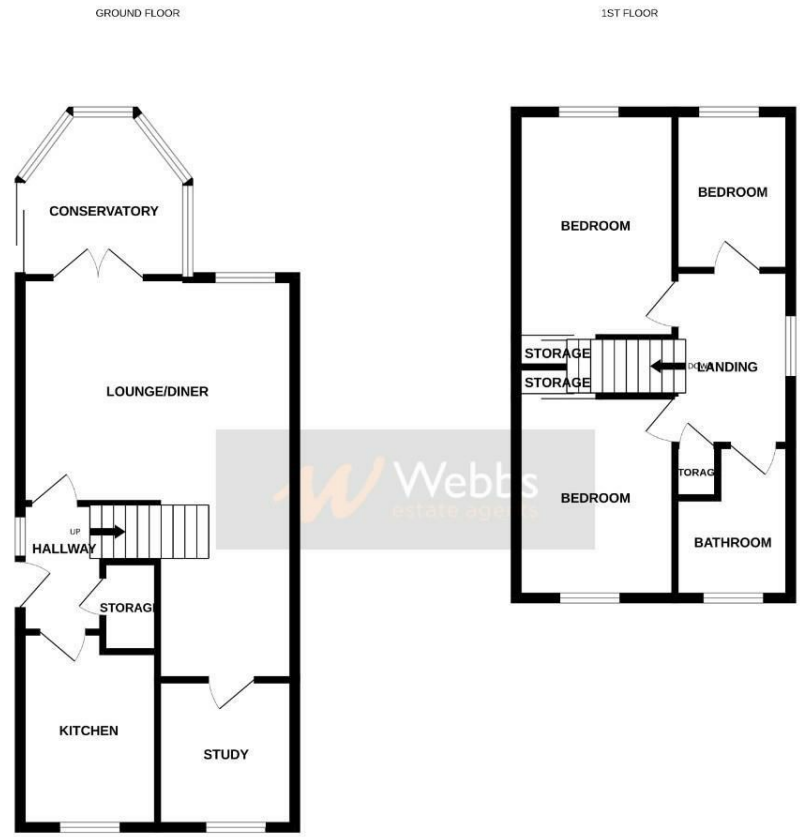
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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																																																									
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