



Canterbury Way | Heath Hayes, Cannock | WS12 3YR

Offers In The Region Of £395,000



Summary

**** SIMPLY STUNNING DETACHED HOME ** FIVE GENEROUS BEDROOMS ** EN-SUITE TO MASTER BEDROOM ** ENVIABLE PLOT ** HIGHLY DESIRABLE LOCATION ** THREE RECEPTION ROOMS ** EXCELLENT SCHOOL CATCHMENTS ** PRIVATE REAR GARDEN ** AMPLE OFF ROAD PARKING ** VIEWING STRONGLY ADVISED ****

Webbs Estate Agents are pleased to bring to the market a simply stunning SHOW HOME STANDARD five-bedroom family home, within excellent school catchments, close to local shops, amenities, excellent transport links and offering easy access to the Designer Shopping Village.

In brief consisting of entrance hallway, spacious lounge with walk-in bay window and double doors to the dining room which overlooks the rear garden, the modern refitted kitchen/family room offers a versatile space for entertaining, utility, guest WC and the garage with internal door completes the ground floor accommodation.

To the first floor there are FIVE generous bedrooms, family bathroom and an en-suite shower room to the large master bedroom, externally this property sits on an enviable plot with an enclosed rear garden having a covered seating area and gated access to the front garden and driveway providing ample off road parking. VIEWING STRONGLY ADVISED to fully appreciate the size, standard and location of the property on offer.

Key Features

- EXTENDED DETACHED FAMILY HOME
- INTERNAL VIEWING IS ESSENTIAL
- DECEPTIVELY SPACIOUS
- FAMILY BATHROOM & ENSUITE
- MODERN KITCHEN/FAMILY ROOM
- SOUGHT AFTER LOCATION
- SHOWHOME STANDARD THROUGHOUT
- FIVE DOUBLE BEDROOMS
- SPACIOUS LOUNGE & STUNNING DINING ROOM
- GARAGE, DRIVEWAY, FRONT & REAR GARDENS

Rooms and Dimensions

AWAITING VENDOR APPROVAL

THROUGH HALLWAY

GUEST WC

LOUNGE

19'0" into bay x 11'9" (5.80m into bay x 3.60m)

DINING ROOM

10'0" x 9'9" (3.067 x 2.982)

STUNNING KITCHEN/FAMILY ROOM

17'1" x 12'1" (5.215 x 3.690)

UTILITY ROOM

8'2" x 4'8" (2.507 x 1.437)

GUEST WC

LANDING

MASTER BEDROOM

13'5" x 9'10" (4.10m x 3.00m)

ENSUITE SHOWER ROOM

5'7" x 5'1" (1.719 x 1.567)

BEDROOM TWO

21'2" x 7'7" (6.452 x 2.331)

BEDROOM THREE

15'11" x 7'7" (4.859 x 2.318)

BEDROOM FOUR

12'2" x 10'4" (3.724 x 3.166)

BEDROOM FIVE

7'4" x 6'6" (2.255 x 1.990)

FAMILY BATHROOM

6'9" x 5'7" (2.061 x 1.710)

GARAGE

18'0" x 7'10" (5.508 x 2.392)

FRONT & REAR GARDENS

PRIVATE DRIVEWAY

UTILITIES

CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS





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 ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-125 kWh/m ² /year A	67	Best environmental impact - lower CO ₂ emissions 100-125 g/m ² /year A	79
125-150 kWh/m ² /year B		125-150 g/m ² /year B	
150-175 kWh/m ² /year C		150-175 g/m ² /year C	
175-200 kWh/m ² /year D		175-200 g/m ² /year D	
200-225 kWh/m ² /year E		200-225 g/m ² /year E	
225-250 kWh/m ² /year F		225-250 g/m ² /year F	
250-300 kWh/m ² /year G		250-300 g/m ² /year G	
Not a standard building - higher energy costs England & Wales EU Directive 2002/91/EC		Not a standard building - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	