



Webbs

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Sandy Lane | Shoal Hill, Cannock | WS11 1RN

Offers In The Region Of £415,000

 Webbs
estate agents

Summary

* OUSTANDING DETACHED FAMILY HOME ** HEAVILY EXTENDED ** SOUGHT AFTER LOCATION ** OVERLOOKING OPEN FIELDS ** INTERNAL VIEWING IS ESSENTIAL ** PRIME SCHOOL CATCHMENT ** PRIME SCHOOL CATCHMENT ** FOUR BEDROOMS ** SPACIOUS FAMILY BATHROOM ** SITTING ROOM ** GENEROUS LOUNGE ** REFITTED KITCHEN DINER ** UTILITY ROOM ** GUEST WC ** LANDSCAPED GARDENS ** PRIVATE DRIVEWAY ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING **

Webbs Estate Agents have pleasure in offering this well-presented and extended detached family home, situated in a popular location, overlooking open fields and being close to all local amenities, shops, and good schools. Briefly comprises: an entrance hallway, sitting room, spacious REFITTED kitchen diner, generous full-width lounge, utility room, and guest WC. To the first floor, the landing leads to four double bedrooms and a spacious family bathroom. Externally the private driveway provides ample off-road parking and a generous landscaped rear garden. Benefiting from UPVC double glazing and gas central heating.

Key Features

- EXTENDED DETACHED HOME
- OVERLOOKING OPEN FIELDS
- VIEWING IS ESSENTIAL
- VERY WELL PRESENTED
- POPULAR LOCATION
- GREAT SCHOOL CATCHMENT
- DECEPTIVELY SPACIOUS

Rooms and Dimensions

AWAITING VENDOR APPROVAL

ENTRANCE HALLWAY

SITTING ROOM

17'7" x 10'2" (5.37m x 3.11m)

GENEROUS LOUNGE

16'9" x 15'10" (5.13m x 4.85m)

FABULOUS KITCHEN DINER

15'10" x 17'10" max (4.85m x 5.44m max)

UTILITY ROOM

11'7" x 7'0" (3.54m x 2.15m)

GUEST WC

LANDING

BEDROOM ONE

12'1" x 8'8" (3.69m x 2.65m)

BEDROOM TWO

12'1" x 8'9" (3.69m x 2.68m)

BEDROOM THREE

10'2" x 9'0" (3.10m x 2.75m)

BEDROOM FOUR

8'9" x 6'10" (2.69m x 2.09m)

FAMILY BATHROOM

8'8" x 5'10" (2.66m x 1.78m)

GARAGE (PART CONVERTED)

8'0" x 6'10" (2.46m x 2.09m)

PRIVATE DRIVEWAY

LANDSCAPED REAR GARDEN







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 misstatement. 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 ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Use - lower energy costs</p> <p>100 kWh/m² A</p> <p>150 kWh/m² B</p> <p>180 kWh/m² C</p> <p>220 kWh/m² D</p> <p>250 kWh/m² E</p> <p>300 kWh/m² F</p> <p>350 kWh/m² G</p>	<p>80</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>100 g/m² A</p> <p>150 g/m² B</p> <p>200 g/m² C</p> <p>250 g/m² D</p> <p>300 g/m² E</p> <p>350 g/m² F</p> <p>400 g/m² G</p>	<p>80</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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