



Webbs

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Forge Close | Churchbridge, Cannock | WS11 8LE

Offers In The Region Of £313,550



## Summary

**\*\* SHOW HOME STANDARD \*\* MODERN DETACHED HOME \*\* PRIME CORNER POSITION \*\* ENVIABLE KITCHEN DINER \*\* SPACIOUS LOUNGE \*\* THREE DOUBLE BEDROOMS \*\* EN-SUITE TO MASTER \*\* FAMILY BATHROOM \*\* GUEST WC \*\* UTILITY CUPBOARD \*\* ENCLOSED LANDSCAPED REAR GARDEN \*\* GARAGE AND DRIVEWAY \*\* SOUGHT AFTER DEVELOPMENT \*\* EARLY VIEWING ADVISED TO AVOID DISAPPOINTMENT \*\***  
WEBBS ESTATE AGENTS are pleased to offer for sale the modern very well presented and spacious Redrow Warwick detached home in a sought-after location, consisting of entrance hallway, lounge with walk-in bay window, a modern well-equipped kitchen diner with double doors leading out onto the rear landscaped garden and utility cupboard. To the first floor, there are three double bedrooms with the master having an en-suite shower room, family bathroom, externally the property has front, side and rear gardens, a driveway and garage providing off-road parking. EARLY VIEWING is strongly advised to avoid disappointment.

## Key Features

- REDROW WARWICK DESIGN
- EN-SUITE TO MASTER
- UTILITY CUPBOARD AND GUEST WC
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- THREE BEDROOMS
- SPACIOUS LOUNGE
- STUNNING KITCHEN DINER
- EXCELLENT TRANSPORT LINKS
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE

17'6" x 11'4" (5.345 x 3.478)

### MODERN KITCHEN DINER

18'4" x 14'3" (5.613 x 4.356)

### GUEST WC

### LANDING

### BEDROOM ONE

11'10" x 11'236'10" (3.620 x 3.425)

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

11'0" x 9'10" (3.358 x 3.011)

### BEDROOM THREE

10'8" x 9'10" (3.258 x 3.011)

### FAMILY BATHROOM

8'2" x 6'11" (2.508 x 2.112)

### SINGLE GARAGE

20'0" x 9'5" (6.12m x 2.88m)

### ENCLOSED REAR GARDEN

### COAL MINING

### CONNECTIVITY:

### PARKING

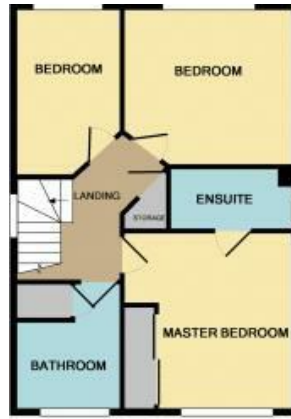
### PROPERTY TYPE & CONSTRUCTION

### ROOMS

### UTILITIES







1ST FLOOR



GROUND FLOOR

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
88	89		
Energy Efficiency Rating scale (A-G) with 88 highlighted in green.		Environmental Impact (CO <sub>2</sub> ) Rating scale (A-G) with G highlighted in green.	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	