



**Pye Green Road | Cannock | WS12 4LN**

**Offers In Excess Of £410,000**



## Summary

\*\* MODERN INDIVIDUAL BUILD \*\* FIVE BEDROOMS \*\* 2 EN-SUITE SHOWER ROOMS AND DRESSING AREA TO MASTER \*\* CLOSE TO CANNOCK CHASE \*\* LARGE L SHAPED KITCHEN/FAMILY/DINING ROOM \*\* SPACIOUS LOUNGE \*\* OPEN VIEWS TO THE FRONT \*\* EXCELLENT SCHOOL CATCHMENTS \*\* HIGH STANDARD OF FINISH \*\* LARGER THAN AVERAGE REAR GARDEN \*\* DOUBLE GARAGE \*\* VIEWING ADVISED \*\*

Webbs Estate Agents are pleased to offer for sale a modern individual self-built detached home sitting on the edge of Cannock Chase, offering excellent school catchments, transport links, local shops and amenities.

In brief consisting of an entrance hallway with oak flooring, a spacious lounge with walk-in bay window, guest WC, the large kitchen/dining and family room has a modern kitchen with integrated appliances including oven, hob, extractor, dishwasher, washer dryer and fridge freezer, having two sets of double doors opening out onto the garden and an internal door to the double garage.

To the first floor, there are four generous bedrooms, a family bathroom and an en-suite to the second bedroom, the second floor houses the master bedroom suite with a dressing area, spacious bedroom, and en-suite bathroom, externally the property has a larger than average rear garden with side gated access to the front block paved driveway and double garage with electric roller shutter doors.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE, STANDARD, AND LOCATION OF THE PROPERTY ON OFFER.

## Key Features

- INDIVIDUAL DETACHED SELF BUILD
- TWO EN-SUITE'S
- CLOSE TO CANNOCK CHASE
- LARGER THAN AVERAGE REAR GARDEN
- EXCELLENT SCHOOL CATCHMENTS
- FIVE BEDROOMS
- DOUBLE GARAGE
- STUNNING KITCHEN/DINING AND FAMILY ROOM
- SPACIOUS LOUNGE
- VIEWING STRONGLY ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### SPACIOUS LOUNGE

16'4" x 8'0" (4.98 x 2.46)

### STUNNING L SHAPED KITCHEN/DINING AND FAMILY ROOM

25'3" x 11'3" (7.72 x 3.45)

### DOUBLE GARAGE

### GALLERY LANDING

### BEDROOM TWO

14'2" x 9'8" (4.32 x 2.95)

### EN-SUITE

### BEDROOM THREE

10'7" x 9'8" (3.25 x 2.95)

### BEDROOM FOUR

10'7" x 10'7" (3.25 x 3.25)

### BEDROOM FIVE

8'2" x 8'2" (2.49 x 2.49)

### FAMILY BATHROOM

### SECOND FLOOR

### DRESSING AREA

### MASTER BEDROOM

18'2" x 14'4" (5.56 x 4.37)

### EN-SUITE BATHROOM

### LARGER THAN AVERAGE REAR GARDEN

### BLOCK PAVED DRIVEWAY

### COAL MINING

### CONNECTIVITY:

### PARKING

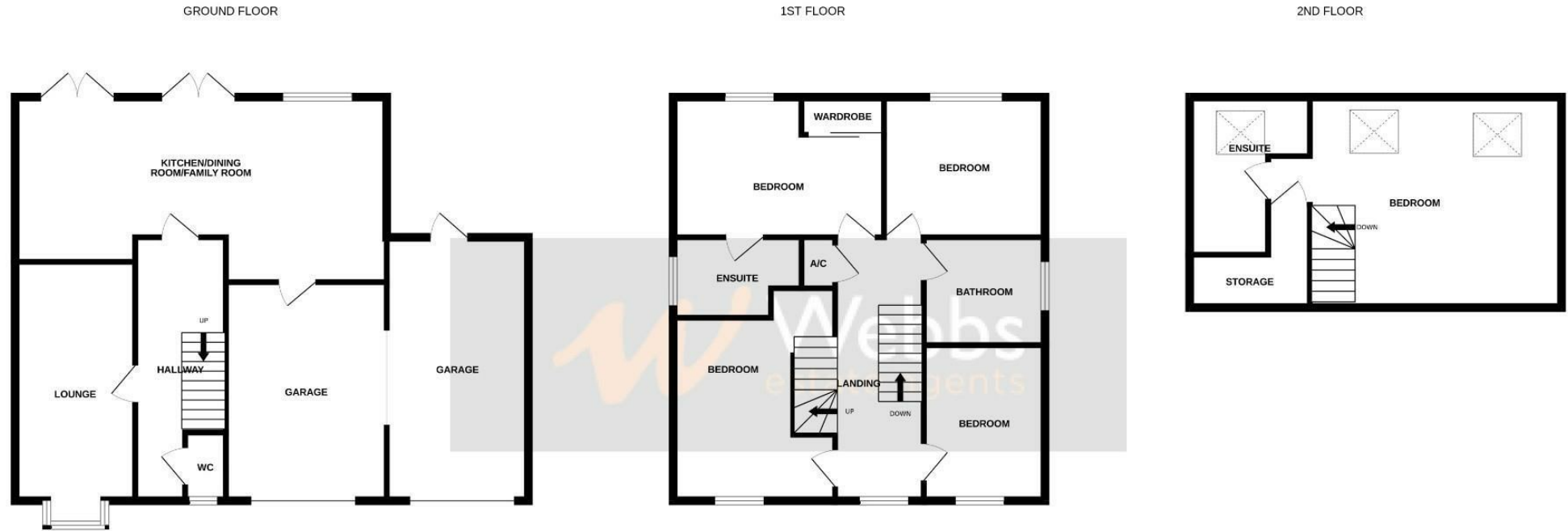
### PROPERTY TYPE & CONSTRUCTION

### ROOMS

### UTILITIES







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
81	88	F	G
<small>Key: Energy Efficiency - lower energy costs</small> <small>100-90: A</small> <small>89-80: B</small> <small>79-65: C</small> <small>64-50: D</small> <small>49-35: E</small> <small>34-20: F</small> <small>19-1: G</small>		<small>Key: Environmental Impact - lower CO<sub>2</sub> emissions</small> <small>100-90: A</small> <small>89-80: B</small> <small>79-65: C</small> <small>64-50: D</small> <small>49-35: E</small> <small>34-20: F</small> <small>19-1: G</small>	
<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>	

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