



Webbs

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Stafford Road | Huntington, Cannock | WS12 4PD

Open To Offers £465,000

 Webbs
estate agents

Summary

**** NO CHAIN **** MOTIVATED SELLER **** INTERNAL VIEWING IS ESSENTIAL ****

** DETACHED DOUBLE GARAGE WITH ANNEXE ** FABULOUS DETACHED FAMILY HOME ** SECLUDED NON ESTATE POSITION ** INTERNAL VIEWING IS ESSENTIAL ** DECEPTIVELY SPACIOUS ** FOUR DOUBLE BEDROOMS ** BATHROOM & ENSUITE SHOWER ROOM ** GUEST WC LOUNGE WITH LOG BURNER ** DINING ROOM ** CONSERVATORY ** STUNNING BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES ** SECLUDED LANDSCAPED GARDENS **

Webbs Estate Agents have pleasure in offering this individually built detached family home, set up a private driveway in a non-estate location, being close to all local amenities, Cannock Chase, shops, and schools. Briefly comprising: through hallway, guest WC, spacious lounge with log burner, conservatory, dining room, and FABULOUS breakfast kitchen with integrated appliances. To the first floor, the galleried landing leads to four good-sized bedrooms with built-in wardrobes, a family bathroom, there is an ensuite shower room to the master. The double garage has a hallway to the rear with a shower room and stairs rising to a studio bedroom/living area. The private driveway provides ample off-road parking. The landscaped show stopping rear garden is secluded and a real asset to the property. VIEWING IS ESSENTIAL !!

Key Features

Rooms and Dimensions

STORM PORCH

ENTRANCE HALLWAY

GUESTS WC

LOUNGE

18'8" x 11'2" (5.70 x 3.42)

CONSERVATORY

12'1" x 9'1" (3.69 x 2.77)

DINING ROOM

12'4" x 9'0" (3.77 x 2.76)

KITCHEN

17'3" x 7'11" (5.26 x 2.43)

LANDING

BEDROOM 1

12'3" max x 11'4" max (3.75 max x 3.46 max)

EN-SUITE

5'4" x 5'0" (1.65 x 1.53)

BEDROOM 2

8'2" x 7'7" (2.50 x 2.32)

BEDROOM 3

9'6" x 7'9" (2.92 x 2.37)

BEDROOM 4

9'5" x 6'5" (2.89 x 1.98)

BATHROOM

11'6" x 5'1" (3.53 x 1.56)

OUTSIDE FRONT

GARAGE:

15'5" x 15'5" (4.70 x 4.70)

INNER HALLWAY

GROUND FLOOR SHOWER ROOM

5'4" x 5'1" (1.63 x 1.57)

GALLERIED OFFICE/GAMES ROOM

17'5" x 11'3" (5.31 x 3.45)

COAL MINING

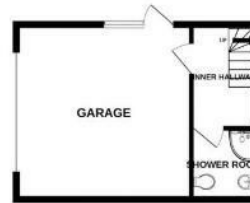
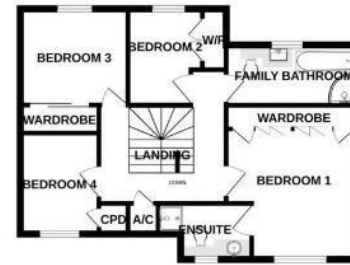
CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION







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>Buyer average energy cost - lower energy costs</p> <p>100-150 kWh/m²/year A</p> <p>150-200 kWh/m²/year B</p> <p>200-250 kWh/m²/year C</p> <p>250-300 kWh/m²/year D</p> <p>300-350 kWh/m²/year E</p> <p>350-400 kWh/m²/year F</p> <p>400-450 kWh/m²/year G</p>	<p>83</p>	<p>Buyer average CO₂ intensity - lower CO₂ emissions</p> <p>100-150 g/m²/year A</p> <p>150-200 g/m²/year B</p> <p>200-250 g/m²/year C</p> <p>250-300 g/m²/year D</p> <p>300-350 g/m²/year E</p> <p>350-400 g/m²/year F</p> <p>400-450 g/m²/year G</p>	<p>69</p>
<p>EU Directive 2002/91/EC</p>	<p>EU Directive 2002/91/EC</p>	<p>EU Directive 2002/91/EC</p>	<p>EU Directive 2002/91/EC</p>