



Webbs

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Cooke Way | Hednesford, Cannock | WS12 4FU

Open To Offers £350,000

 Webbs
estate agents

Summary

**** MOTIVATED SELLER ** VIEWING ADVISED ** STUNNING DETACHED FAMILY HOME ** POPULAR LOCATION ** FABULOUS PLOT ** REMAINDER OF BUILDERS WARRANTY ** FOUR BEDROOMS ** BATHROOM & ENSUITE SHOWER ROOM ** SPACIOUS LOUNGE ** SUPERB FAMILY KITCHEN DINER ** UTILITY ROOM ** GUEST WC ** ENCLOSED REAR GARDEN ** DRIVEWAY ** GARAGE ****

Webbs Estate Agents have pleasure in offering this very well-presented detached family home, situated on the popular 'Barratts Development' in Hednesford, being close to all local amenities, Cannock Chase, and schools. Briefly comprises an entrance hallway, spacious lounge, FABULOUS family kitchen diner, utility room & guest WC. To the first floor, the landing leads to four double bedrooms, a family bathroom with and ensuite shower to the master bedroom. Externally there is an enclosed rear garden, fore garden, garage, and driveway. INTERNAL VIEWING IS ESSENTIAL !!

Key Features

- DETACHED FAMILY HOME
- VIEWING IS ESSENTIAL
- BATHROOM & ENSUITE
- GENEROUS FAMILY KITCHEN DINER
- GARDENS, DRIVEWAY & GARAGE
- POPULAR LOCATION
- FOUR DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- UTILITY & GUEST WC
- FABULOUS PLOT

Rooms and Dimensions

AWAITING VENDOR APPROVAL

ENTRANCE HALLWAY

SPACIOUS LOUNGE

14'6" x 12'4" (4.42m x 3.78m)

FAMILY KITCHEN DINER

21'9" x 13'1" (6.64m x 4.0m)

UTILITY ROOM

GUEST WC

LANDING

BEDROOM ONE

13'1" x 11'1" (4.0m x 3.38m)

ENSUITE SHOWER ROOM

BEDROOM TWO

12'7" x 11'1" (3.85m x 3.39m)

BEDROOM THREE

11'5" x 11'0" (3.50m x 3.36m)

BEDROOM FOUR

10'2" x 8'11" (3.10m x 2.74m)

FAMILY BATHROOM

GARAGE

21'2" x 11'5" (6.46m x 3.50m)

DRIVEWAY

FRONT & REAR GARDENS







First 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 ₂) Rating	
Score	Band	Score	Band
83	A	10	B
79-82	B	9	C
75-78	C	8	D
71-74	D	7	E
67-70	E	6	F
63-66	F	5	G
59-62	G	4	H

England & Wales EU Directive 2002/91/EC