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Sweetbriar Way | Cannock | WS12 2UL

£465,000

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estate agents

## Summary

**\*\* EXECUTIVE DETACHED FAMILY HOME \*\* FOUR BEDROOMS \*\* MAIN BEDROOM WITH EN-SUITE SHOWER ROOM \*\* LOUNGE \*\* MODERN RE-FITTED BREAKFAST KITCHEN \*\* DINING ROOM \*\* STUDY \*\* REAR GARDEN \*\* DETACHED DOUBLE CONVERTED GARAGE AND DRIVEWAY \*\* HIGHLY DESIRABLE LOCATION \*\***

Webbs Estate Agents are pleased to offer for sale this well presented executive style four bedroom detached family home in a highly sought after location within excellent school catchments, local amenities and transport links.

In brief consisting of entrance through hallway, guest WC, spacious lounge, dining room, study, stunning open plan kitchen/diner, and utility room.

To the first floor there are four bedrooms all with built in wardrobes, the main bedroom has an en-suite, and family bathroom.

Externally the property has a detached converted double garage space ideal for use as a home office, studio or games room etc with a double garage store at the front, driveway providing ample parking and enclosed rear garden with patio seating area.

VIEWING HIGHLY RECOMMENDED

## Key Features

- EXECUTIVE DETACHED FAMILY HOME
- DINING ROOM, STUDY/SITTING ROOM
- 4 BEDROOMS, ENSUITE
- REAR GARDEN
- HIGHLY DESIRABLE LOCATION
- THROUGH HALLWAY, LOUNGE
- MODERN RE-FITTED BREAKFAST KITCHEN
- FAMILY BATHROOM
- DETACHED DOUBLE CONVERTED GARAGE
- EXCELLENT TRANSPORT LINKS

## Rooms and Dimensions

### RECEPTION HALL

### LOUNGE

16'2" x 11'6" (4.95m x 3.52m)

### DINING ROOM

10'4" x 9'4" (3.17m x 2.87m)

### BREAKFAST KITCHEN

17'7" x 10'4" (5.36m x 3.17m)

### UTILITY ROOM

8'6" x 5'9" (2.60m x 1.76m)

### SITTING ROOM/STUDY

10'0" x 8'1" (3.07m x 2.48m)

### GUEST WC

### LANDING

### MASTER BEDROOM

12'2" x 11'3" (3.73m x 3.44m)

### EN-SUITE

### BEDROOM 2

12'2" x 10'5" (3.73m x 3.18m)

### BEDROOM 3

12'7" x 11'5" (3.86m x 3.50m)

### BEDROOM 4

10'7" x 7'11" (3.25m x 2.43m)

### FAMILY BATHROOM

### DOUBLE GARAGE

16'6" x 6'0" (5.05m x 1.84m)

### CONVERTED GARAGE SPACE

16'6" x 10'8" (5.05m x 3.27m)

### COAL MINING

### CONNECTIVITY:

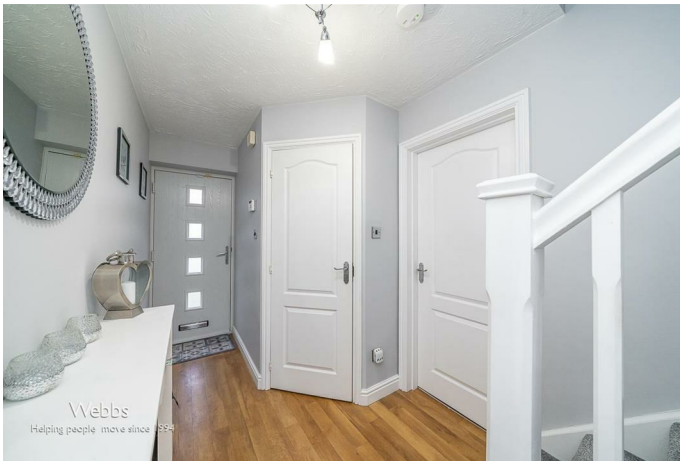
### PARKING

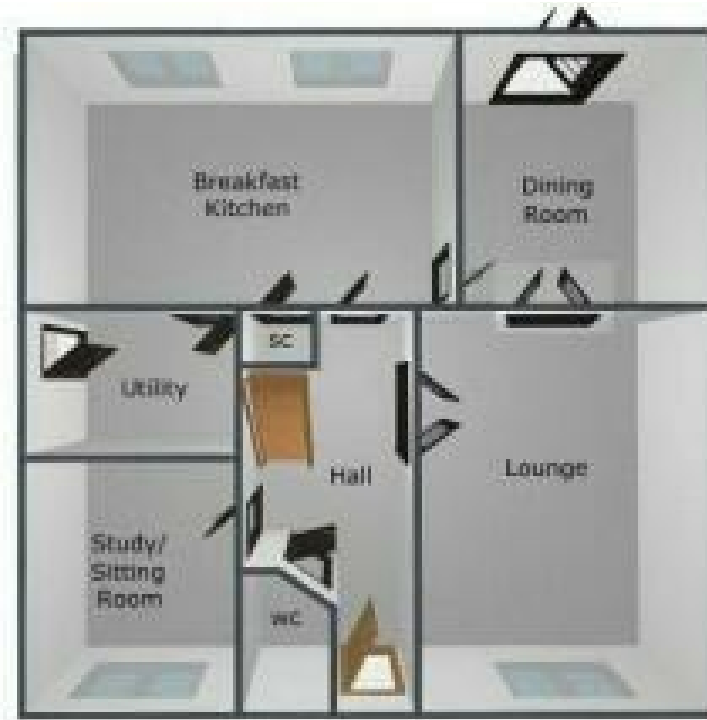
### PROPERTY TYPE & CONSTRUCTION

### ROOMS

### UTILITIES







FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

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	Target	Current	Target																												
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