



Seabury Drive | Cannock | WS12 4XP  
Offers In The Region Of £285,000

 **Webbs**  
estate agents

## Summary

**\*\* STUNNING SHOW HOME STANDARD \*\* ENVIABLE KITCHEN DINER \*\* THREE GENEROUS BEDROOMS \*\* MASTER WITH EN-SUITE AND DRESSING ROOM \*\* LOUNGE WITH MEDIA WALL \*\* LANDSCAPED REAR GARDEN \*\* IDEAL FOR CANNOCK CHASE \*\* AMPLE OFF ROAD PARKING \*\* VIEWING STRONGLY ADVISED \*\* NHBC 10 YEAR GUARANTEE \*\***  
Webbs Estate Agents are pleased to offer a SIMPLY STUNNING, SHOW HOME STANDARD HOME, easy access to Cannock Chase, excellent transport links, schools, local shops and amenities for sale.

In brief consisting of entrance, spacious lounge with a media wall, guest WC, the enviable kitchen diner overlooks the landscaped rear garden and has a full range of wall and floor units with integrated appliances.

To the first floor there are two generous bedrooms and a family bathroom, to the second floor a stunning master suite with a spacious bedroom, dressing room and en-suite shower room, the driveway provides ample off-road parking.

This property has many builders upgrades and VIEWING IS THE ONLY WAY TO APPRECIATE THE STANDARD AND SIZE OF THE PROPERTY ON OFFER.

## Key Features

- STUNNING SHOW HOME STANDARD THREE STOREY HOME
- DRESSING ROOM AND EN-SUITE TO THE MASTER
- ENCLOSED LANDSCAPED REAR GARDEN
- NEW BUILD IN 2021 NHBC 10 YEAR GUARANTEE
- AMPLE OFF ROAD PARKING
- THREE GENEROUS BEDROOMS
- LOUNGE WITH MEDIA WALL
- ENVIABLE KITCHEN DINER, FAMILY ROOM
- GUEST WC
- VIEWING STRONGLY ADVISED

## Rooms and Dimensions

### HALLWAY

### LOUNGE

11'9" x 15'5" (3.6m x 4.7m)

### GUEST WC

### KITCHEN/DINER

18'4" x 15'1" (5.6m x 4.6m)

### FIRST FLOOR ACCOMMODATION

### LANDING

### BEDROOM 2

14'5" x 8'6" (4.4m x 2.6m)

### BEDROOM 3

14'5" x 8'6" (4.4m x 2.6m)

### BATHROOM

7'2" x 6'2" (2.2m x 1.9m)

### SECOND FLOOR ACCOMMODATION

### LANDING

### BEDROOM 1

11'9" x 11'1" (3.6m x 3.4m)

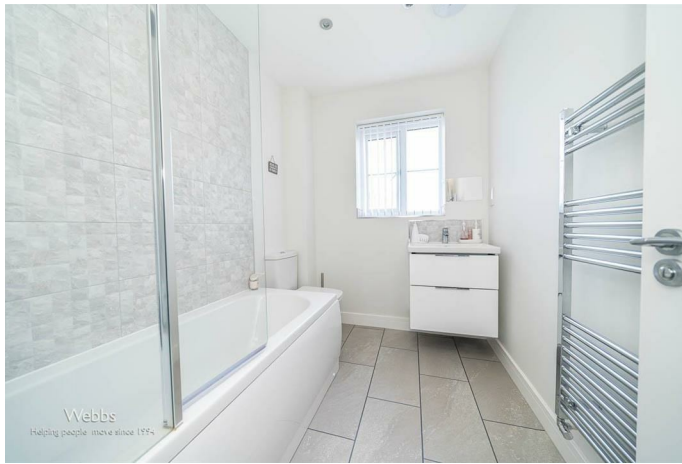
### DRESSING AREA

7'6" x 5'10" (2.3m x 1.8m)

### EN-SUITE

3'3" x 5'10" (1.0m x 1.8m)







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
Energy Efficiency Rating: 85 (Green) / 94 (Green) Energy Efficiency Scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO <sub>2</sub> ) Rating: 85 (Green) / 94 (Green) Environmental Impact Scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

