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Hallum Way | Cannock | WS12 4TX

£300,000

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## Summary

**\*\* WELL PRESENTED MODERN DETACHED HOME \*\* THREE BEDROOMS \*\* EN-SUITE TO MASTER \*\* FAMILY BATHROOM \*\* LOUNGE \*\* ENVIABLE OPEN PLAN KITCHEN DINER \*\* GUEST WC\*\* ENCLOSED REAR GARDEN \*\* DETACHED SINGLE GARAGE AND DRIVEWAY\*\***

Webbs Estate Agents are pleased to offer for sale a very well-presented and modern three-bedroom detached property close to Cannock Chase, excellent school catchments, local shops, amenities and transport links

In brief consisting of an entrance hallway, guest WC, lounge with dual aspect windows, the open plan kitchen diner with double doors opening onto the rear garden has integrated appliances and provides a great family space.

To the first floor there are three bedrooms, family bathroom and en-suite to the main bedroom, externally the property has an enclosed rear garden with detached garage and driveway to the rear of the property, early viewing is advised to appreciate the standard, position and size of the property on offer.

## Key Features

- WELL PRESENTED DETACHED HOME
- EN-SUITE TO MASTER
- EXCELLENT SCHOOL CATCHMENTS
- CLOSE TO CANNOCK CHASE
- DETACHED SINGLE GARAGE
- THREE BEDROOMS
- SPACIOUS LOUNGE
- ENVIABLE KITCHEN, DINING AND FAMILY ROOM
- ENCLOSED REAR GARDEN
- VIEWING ADVISED

## Rooms and Dimensions

### Entrance Hallway

### Spacious Lounge

16'2" x 10'3" (4.95 x 3.14)

### Enviably Kitchen, Diner and Family Room

16'2" x 10'2" (4.93 x 3.11)

### Guest WC

### Landing

### Bedroom One

13'11" x 12'11" (4.26 x 3.94)

### En-Suite Shower Room

7'2" x 4'5" (2.19 x 1.35)

### Bedroom Two

12'5" x 8'9" (3.79 x 2.67)

### Bedroom Three

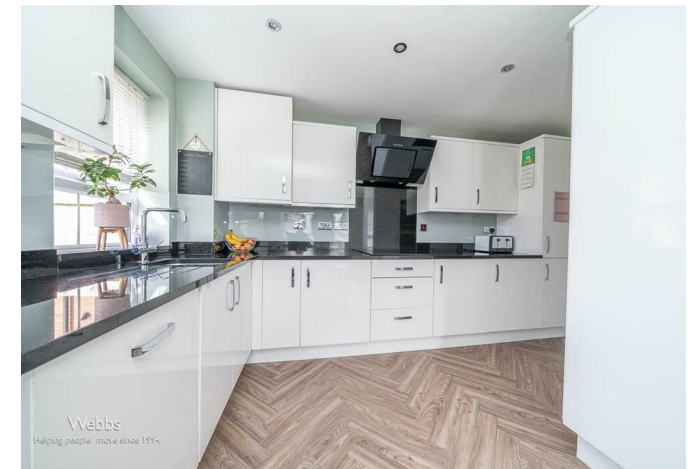
7'3" x 6'10" (2.22 x 2.09)

### Family Bathroom

6'3" x 6'3" (1.93 x 1.91)

### Detached Single Garage

### Enclosed Rear Garden





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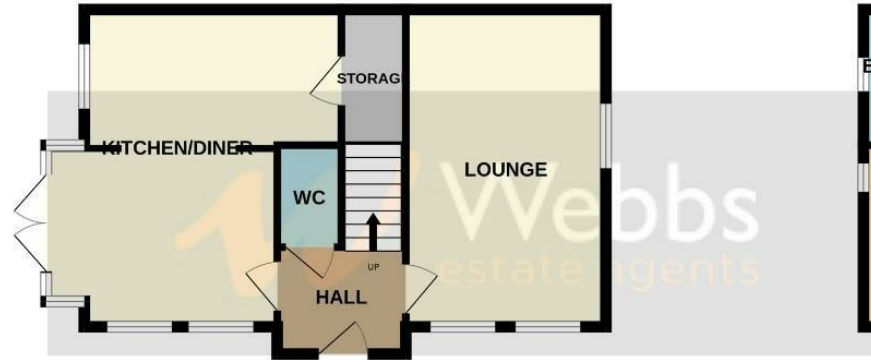
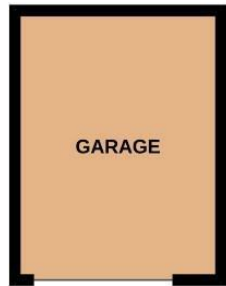
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GROUND FLOOR

1ST FLOOR



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
Best Available - lower energy costs 100-105 kWh/m <sup>2</sup> A 105-110 kWh/m <sup>2</sup> B 110-115 kWh/m <sup>2</sup> C 115-120 kWh/m <sup>2</sup> D 120-130 kWh/m <sup>2</sup> E 130-140 kWh/m <sup>2</sup> F 140-150 kWh/m <sup>2</sup> G	83	Best Available - lower CO <sub>2</sub> emissions 100-105 g/m <sup>2</sup> A 105-110 g/m <sup>2</sup> B 110-115 g/m <sup>2</sup> C 115-120 g/m <sup>2</sup> D 120-130 g/m <sup>2</sup> E 130-140 g/m <sup>2</sup> F 140-150 g/m <sup>2</sup> G	85
EU Directive 2002/91/EC England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC England & Wales	EU Directive 2002/91/EC