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St. Patrick Close | Cannock | WS12 0FD

£450,000

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## Summary

**\*\* STUNNING EXTENDED DETACHED HOME \*\* SIX BEDROOMS \*\* THREE BATHROOMS \*\* SPACIOUS LOUNGE \*\* SIMPLY STUNNING KITCHEN DINER \*\* LARGE FAMILY ROOM \*\* CLOSE TO CANNOCK CHASE \*\* EXCELLENT SCHOOL CATCHMENTS \*\* ENCLOSED REAR GARDEN \*\* VIEWING STRONGLY ADVISED \*\***

Webbs Estate Agents are pleased to bring A SIMPLY STUNNING EXTENDED DETACHED HOME to the market, offering easy access to Cannock Chase, excellent school catchments, transport links and local shops and amenities.

In brief consisting of an entrance porch and hallway, guest WC, a spacious lounge with double doors to the simply STUNNING kitchen diner with breakfast Island, a substantial range of wall and floor units housing integrated appliances, a large utility room, the rear family room has double doors leading out onto the garden.

To the first floor this extended home offers SIX bedrooms, a Family Bathroom, Shower Room, and En-Suite shower room to the master bedroom, externally the property has ample off-road parking with a tandem garage and driveway, sitting in a quiet cul-de-sac VIEWING IS THE ONLY WAY TO APPRECIATE THIS STUNNING HOME.

## Key Features

- EXTENDED SIX BEDROOM DETACHED HOME
- SPACIOUS LOUNGE
- THREE BATHROOMS
- ENCLOSED REAR GARDEN
- CLOSE TO CANNOCK CHASE
- STUNNING KITCHEN DINER WITH BREAKFAST ISLAND
- LARGE UTILITY ROOM
- SIMPLY STUNNING FAMILY ROOM
- EXCELLENT LOCATION
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH

### HALLWAY

### GUESTS WC

### FRONT RECEPTION ROOM

19'10" x 13'5" max measurements (6.07m x 4.10m max measurements )

### OPEN PLAN KITCHEN DINER

20'0" x 14'2" (6.10m x 4.34m)

### EXTENDED FAMILY ROOM

22'2" x 10'6" (6.78m x 3.22m)

### UTILITY ROOM

11'5" x 7'10" (3.50m x 2.40m)

### LANDING

### BEDROOM ONE

12'8" 11'0" (3.87m 3.37m)

### EN-SUITE

### BEDROOM TWO

10'0" x 9'11" (3.05m x 3.03m)

### BEDROOM THREE

3.13m x 2.41m

### BEDROOM FOUR

12'5" x 7'10" (3.79m x 2.41m)

### BEDROOM FIVE

9'10" x 7'0" (3.01m x 2.14m)

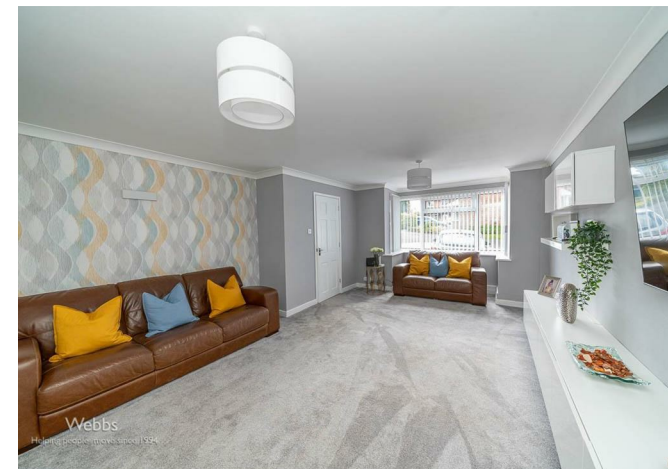
### BEDROOM SIX

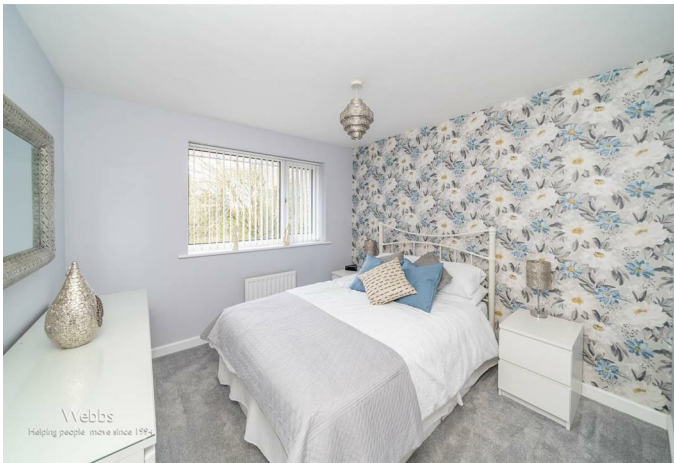
7'4" x 7'0" (2.25m x 2.14m)

### FAMILY BATHROOM

### SEPERATE SHOWER ROOM

### GARAGE







Whilst every attempt has been made to ensure the accuracy of the floorplans 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
<p>Key Average Energy Use - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup> A</p> <p>150-200 kWh/m<sup>2</sup> B</p> <p>200-250 kWh/m<sup>2</sup> C</p> <p>250-300 kWh/m<sup>2</sup> D</p> <p>300-350 kWh/m<sup>2</sup> E</p> <p>350-400 kWh/m<sup>2</sup> F</p> <p>400-450 kWh/m<sup>2</sup> G</p>	<p>69</p> <p>80</p>	<p>Key Annual CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</p> <p>10-20 tCO<sub>2</sub>/annum A</p> <p>20-30 tCO<sub>2</sub>/annum B</p> <p>30-40 tCO<sub>2</sub>/annum C</p> <p>40-50 tCO<sub>2</sub>/annum D</p> <p>50-60 tCO<sub>2</sub>/annum E</p> <p>60-70 tCO<sub>2</sub>/annum F</p> <p>70-80 tCO<sub>2</sub>/annum G</p>	<p>69</p> <p>80</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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