



Heath Gap Road | Cannock | WS11 6DS
Offers In The Region Of £270,000

 **Webbs**
estate agents

Summary

**** MODERN STYLE ** THREE GENEROUS BEDROOMS ** SPACIOUS BREAKFAST KITCHEN ** LOUNGE WITH MEDIA WALL ** GUEST WC ** EN-SUITE AND DRESSING ROOM TO MASTER BEDROOM ** LOW MAINTENANCE REAR GARDEN ** STUNNING GARDEN/ENTERTAINMENT ROOM ** AMPLE OFF ROAD PARKING ****

Webbs Estate Agents are pleased to offer for sale an individually designed and built detached home, offering easy access to road and rail links, local shops, amenities and schools.

In brief consisting of an entrance hallway, guest WC, the modern breakfast kitchen has a range of wall and floor units with some integrated appliances, the spacious lounge has a media wall and patio doors to the enclosed rear garden with a stunning garden room ideal for entertaining.

To the first floor there are three generous bedrooms, a family bathroom, the master bedroom has an en-suite shower room and a dressing room, the driveway provides ample off-road parking, the designer shopping village is only a stone's throw away and **VIEWING IS ADVISED**.

Key Features

- INDIVIDUAL DETACHED SELF BUILD
- EN-SUITE AND DRESSING ROOM TO THE MASTER
- LOW MAINTENANCE REAR GARDEN
- LARGE GARDEN/ENTERTAINMENT ROOM
- CLOSE TO LOCAL AMENITIES
- THREE GENEROUS BEDROOMS
- SPACIOUS LOUNGE
- MODERN BREAKFAST KITCHEN
- GUEST WC
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

MODERN BREAKFAST KITCHEN

11'10" x 7'5" (3.613 x 2.264)

SPACIOUS LOUNGE

15'7" x 11'6" (4.773 x 3.508)

LANDING

BEDROOM ONE

10'8" x 10'3" (3.271 x 3.129)

EN-SUITE SHOWER ROOM

5'5" x 5'4" (1.668 x 1.631)

DRESSING ROOM

BEDROOM TWO

8'2" x 7'10" (2.501 x 2.395)

BEDROOM THREE

8'0" x 6'8" (2.461 x 2.051)

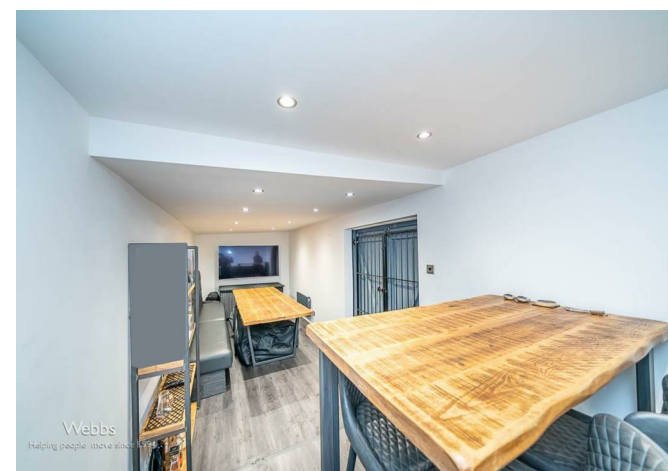
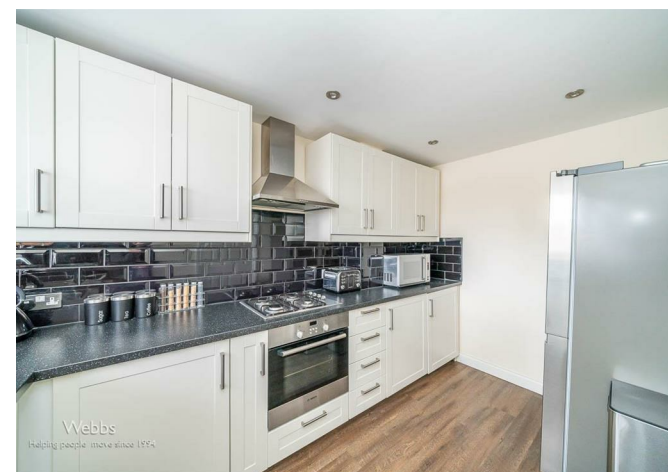
FAMILY BATHROOM

6'9" x 5'5" (2.060 x 1.657)

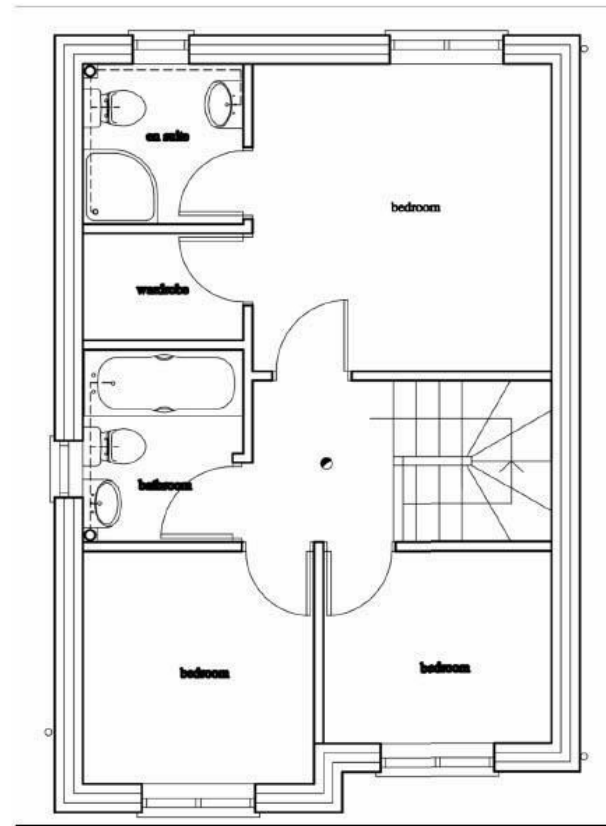
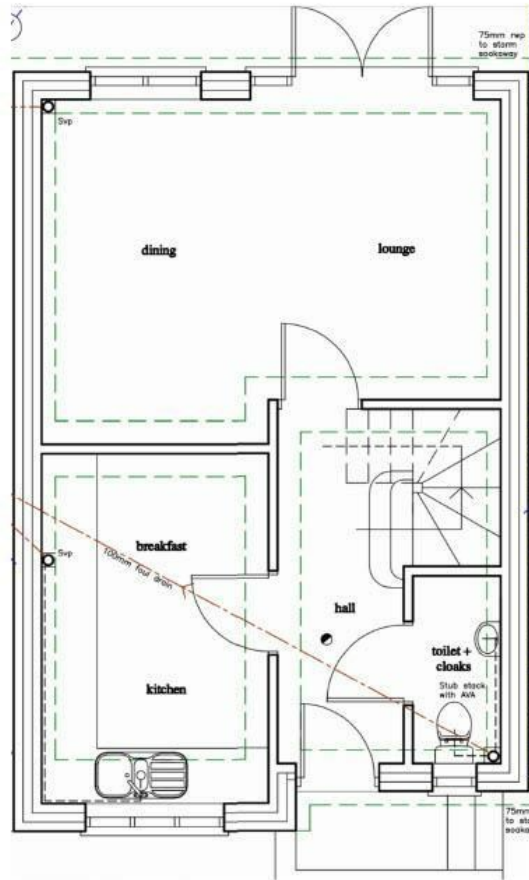
LARGE GARDEN ROOM/ENTERTAINMENT ROOM

28'2" x 7'2" (8.606 x 2.197)

ENCLOSED REAR GARDEN







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	
Current	Potential	Current	Potential
Key average energy cost - lower energy costs 10000 A		Key average CO ₂ emissions - lower CO ₂ emissions 10000 A	
10500 B 10800 C 11200 D 11600 E 12000 F 12500 G		10000 A 10500 B 11000 C 11500 D 12000 E 12500 F 13000 G	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	