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Castlecroft | Norton Canes, Cannock | WS11 9WS

Offers In The Region Of £444,950

 Webbs
estate agents

Summary

**** STUNNING EXECUTIVE DETACHED HOME ** FOUR GENEROUS BEDROOMS ** EN-SUITE TO MASTER ** MODERN KITCHEN ** LARGE LOUNGE ** DINING ROOM ** GALLERY LANDING ** REFITTED FAMILY BATHROOM ** HIGHLY SOUGHT AFTER LOCATION ** EXCELLENT SCHOOLS AND FACILITIES ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a simply stunning detached home on the highly desirable Castle Croft Development, offering excellent school catchments, transport links, local shops and amenities.

In brief consisting of entrance hallway, study/play room, a spacious lounge with double doors to the dining room overlooking the rear garden, a modern well well-equipped kitchen, utility room and guest WC.

To the first floor all rooms lead off the gallery landing, four generous bedrooms, a modern refitted family bathroom and en-suite to the master bedroom.

Externally the property has enclosed rear garden with paved patio, raised lawn area, side gated access to the front of the property with a large paved driveway providing ample off road parking.

VIEWING ADVISED TO FULLY APPRECIATE THE SIZE, STANDARD AND LOCATION OF THE PROPERTY ON OFFER.

Key Features

- DETACHED FAMILY HOME
- 4 BEDROOMS
- UTILITY ROOM
- DRIVEWAY
- DESIRABLE LOCATION
- 3 RECEPTION ROOMS
- FITTED KITCHEN, GUEST WC
- REAR GARDEN
- EXCELLENT SCHOOL CATCHMENTS
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALL

LOUNGE

16'11" x 10'9" (5.18m x 3.28m)

DINING ROOM

11'3" x 10'9" (3.43m x 3.28m)

FAMILY ROOM/SNUG

14'11" x 7'8" plus recess (4.55m x 2.34m plus recess)

CLOAKROOM

KITCHEN

14'9" max x 11'1" max (4.50m max x 3.40m max)

UTILITY ROOM

7'10" x 5'2" (2.39m x 1.60m)

LANDING

MASTER BEDROOM

12'0" x 10'7" (3.66m x 3.25m)

EN-SUITE

BEDROOM 2

10'7" max x 10'2" max (3.25m max x 3.10m max)

BEDROOM 3

12'7" x 7'10" (3.86m x 2.41m)

FAMILY BATHROOM

REAR GARDEN

COAL MINING

CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

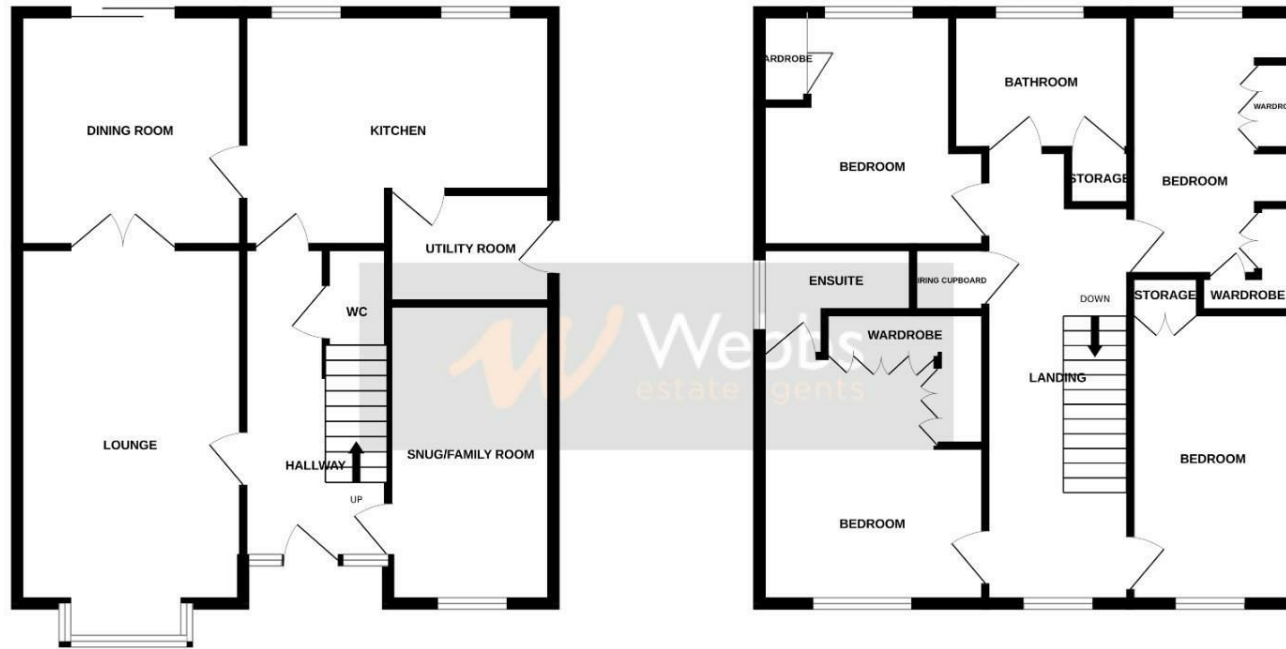
UTILITIES





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 ₂) Rating | |
|--|---|--|---|
| Current | Potential | Current | Potential |
| Best Available Market - Best Energy Costs 100-110 kWh/m ² /year 105-115 kWh/m ² /year 115-130 kWh/m ² /year 130-155 kWh/m ² /year 155-180 kWh/m ² /year 180-255 kWh/m ² /year 255-355 kWh/m ² /year 355-500 kWh/m ² /year 500+ kWh/m ² /year | 69 | Best Available Market - Best CO ₂ emissions 100-110 g/m ² /year 110-120 g/m ² /year 120-135 g/m ² /year 135-155 g/m ² /year 155-180 g/m ² /year 180-215 g/m ² /year 215-270 g/m ² /year 270-355 g/m ² /year 355-475 g/m ² /year | 79 |
| England & Wales EU Directive 2002/91/EC | England & Wales EU Directive 2002/91/EC | England & Wales EU Directive 2002/91/EC | England & Wales EU Directive 2002/91/EC |