



**Kings Croft | Wimblebury, Cannock | WS12 2GT**

**Offers In The Region Of £400,000**



## Summary

**\*\* STUNNING DETACHED HOME \*\* ENVIABLE CORNER PLOT \*\* FOUR BEDROOMS \*\* EN-SUITE TO MASTER AND BEDROOM TWO \*\* MODERN KITCHEN DINER \*\* THREE RECEPTION ROOMS \*\* QUIET LOCATION \*\* EXCELLENT SCHOOL CATCHMENTS \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a very well-presented and spacious detached home sitting on an enviable corner plot in a quiet cul-de-sac, with excellent school catchments, ideal for local shops and amenities, major transport links.

In brief consisting of an entrance hallway, snug/office, utility and guest WC, spacious lounge with walk-in bay window and doors to the dining room, the impressive modern refitted breakfast kitchen has a range of wall and floor units and integrated appliances.

To the first floor there are four bedrooms, family bathroom, the master bedroom has an en-suite and dressing area, bedroom two also has an en-suite shower room, externally the property has an enclosed rear garden, side and front gardens with ample off-road parking provided by a driveway, EARLY VIEWING IS ADVISED

## Key Features

- DESIRABLE LOCATION
- DETACHED FOUR BEDROOM HOME
- UTILITY AND GUEST WC
- THREE RECEPTION ROOMS
- IDEAL FOR CANNOCK CHASE
- ENVIABLE CORNER PLOT
- TWO EN-SUITE SHOWER ROOMS
- MODERN REFITTED BREAKFAST KITCHEN
- EXCELLENT SCHOOL CATCHMENTS
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### SNUG/OFFICE

11'6" x 7'6" (3.51m x 2.29m)

### SPACIOUS LOUNGE

16'6" x 11'3" (5.03m x 3.45m)

### DINING ROOM

11'3" x 10'5" (3.45m x 3.2m)

### MODERN REFITTED BREAKFAST KITCHEN

14'2" x 10'2" (4.32m x 3.1m)

### UTILITY ROOM

4'6" x 7'4" (1.37m x 2.24m)

### GUEST WC

### LANDING

### BEDROOM ONE

18'0" x 11'8" (5.51m x 3.56m)

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

9'6" x 8'9" (2.92m x 2.69m)

### ENSUITE SHOWER ROOM

### BEDROOM THREE

10'11" x 6'11" (3.33m x 2.11m)

### BEDROOM FOUR

7'3" x 6'7" (2.21m x 2.01m)

### FAMILY BATHROOM

10'9" x 5'10" (3.3m x 1.8m)

### ENCLOSED REAR GARDEN

### SIDE AND FRONT GARDENS AND DRIVEWAY







