



Washbrook Lane | Norton Canes, Cannock | WS11 9PE

Offers In The Region Of £625,000



## Summary

**\*\* INDIVIDUALLY DESIGNED DETACHED HOME \*\* STUNNING \*\* ENVIABLE CORNER PLOT \*\* FOUR BEDROOMS \*\* EN-SUITE TO MASTER \*\* SPACIOUS LOUNGE \*\* MODERN KITCHEN DINER \*\* TRIPLE GARAGE \*\* SITTING/GARDEN ROOM \*\* GATED DRIVEWAY \*\* EXCELLENT SCHOOL CATCHMENTS \*\* VILLAGE LOCATION \*\* VIEWING ADVISED \*\***  
Webbs Estate Agents are pleased to offer for sale a simple stunning individually designed detached home, offering excellent school catchments, transport links, close to local shops, amenities and Chasewater Country Park.

In brief consisting of an entrance hallway, a stunning modern well well-equipped kitchen diner, utility room, guest WC, the spacious lounge has a media wall and dual aspect windows, a second sitting room overlooks the garden and has a glass lantern roof.

To the first floor there are four generous bedrooms, refitted family bathroom and an en-suite shower room to the master bedroom, externally the property has gated access to the driveway, triple garage and gardens.

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

## Key Features

- INDIVIDUALLY DESIGNED DETACHED FAMILY HOME
- RE FITTED KITCHEN
- FOUR BEDROOMS
- TRIPLE DETACHED GARAGE WITH BAR
- EXCELLENT TRANSPORT LINKS
- RECEPTION HALLWAY
- REFITTED BATHROOM
- EN-SUITE
- GATED DRIVEWAY
- VIEWING ESSENTIAL

## Rooms and Dimensions

### RECEPTION HALLWAY

### GUEST WC

### LOUNGE

23'1" x 12'0" (7.04m x 3.66m)

### SITTING ROOM

20'2" x 9'4 (6.15m x 2.84m)

### BREAKFAST KITCHEN

19'0" x 10'5" (5.79m x 3.18m)

### UTILITY AREA

8'3" x 3'10" (2.51m x 1.17m)

### LANDING

### BEDROM ONE

20'10" x 9'10" (6.35m x 3.00m)

### EN-SUITE

8'4" x 3'11" (2.54m x 1.19m)

### BEDROOM TWO

13'0" x 12'1" (3.96m x 3.68m)

### BEDROOM THREE

36'1" x 16'4" x 32'9" (11'5" x 10'0")

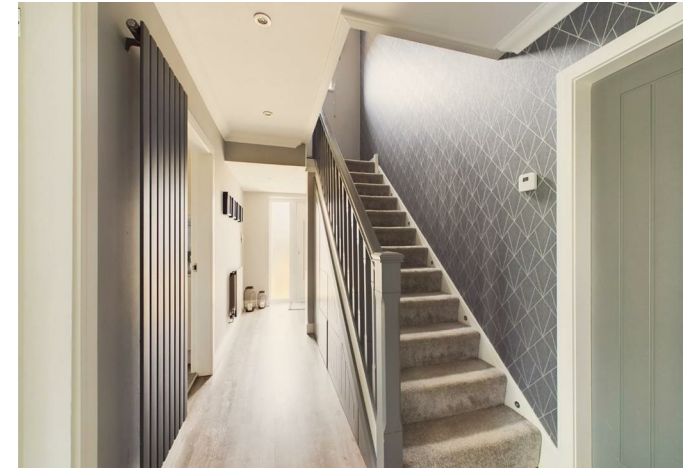
### BEDROOM FOUR

9'10" x 8'9" (3.00m x 2.67m)

### BATHROOM

29'6" x 26'2" x 19'8" (9'8" x 6'7")

### DETACHED TRIPLE GARAGE WITH BAR





**Webbs**  
estate agents

Approximate total area<sup>1)</sup>  
2216.64 ft<sup>2</sup>

Reduced headroom  
67.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

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	
Score	Band	Score	Band
100-125	A	100-125	A
75-100	B	75-100	B
50-75	C	50-75	C
25-50	D	25-50	D
10-25	E	10-25	E
1-10	F	1-10	F
0-1	G	0-1	G

Energy Efficiency Rating: 65

Environmental Impact (CO<sub>2</sub>) Rating: 65

England & Wales EU Directive 2002/91/EC