



Pye Green Road | Hednesford, Cannock | WS12 4LW

Offers In The Region Of £490,000



Summary

** £1000 John Lewis Voucher on Completion ** Newly Built Home ** 10 Year NHBC Warranty **

The popular Bradgate's modern open-plan layout is perfect for growing families.

Discover a light and spacious lounge with a bay window, a great space for all the family to relax. Enjoy family meals in the open-plan kitchen with breakfast bar, dining and family areas. A walk in bay makes this room light and airy whilst French doors open to the garden. There's also a separate study and a practical utility. Upstairs, find four double bedrooms, bedroom 1 with en suite shower room, and a family bathroom.

All David Wilson Homes come with a 10-year NHBC Buildmark warranty – this means they have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. So you can buy one of their spacious new homes with confidence.

Key Features

- £1000 JOHN LEWIS VOUCHER UPON COMPLETION
- Single garage & driveway parking for 2 cars
- Handy utility room
- En suite main bedroom
- Comes with a 10-year NHBC Buildmark warranty
- Detached 4-bed family home
- Glazed bay to the garden
- Study for home working
- Quality, award-winning homebuilder

Rooms and Dimensions

Hall

Study

9'0" x 7'6" (2.762 x 2.295)

Guest Cloakroom

5'3" x 3'234'10" (1.614 x .986)

Lounge

16'4" x 12'0" (4.999 x 3.658)

Kitchen Family Dining Room

28'5" x 15'9" (8.677 x 4.807)

Utility

5'6" x 5'7" (1.687 x 1.724)

Landing

Main Bedroom

12'9" x 12'5" (3.910 x 3.791)

En Suite

7'1" x 5'10" (2.162 x 1.799)

Bedroom 2

12'2" x 12'8" (3.720 x 3.885)

Bedroom 3

10'11" x 10'8" (3.329 x 3.263)

Bedroom 4

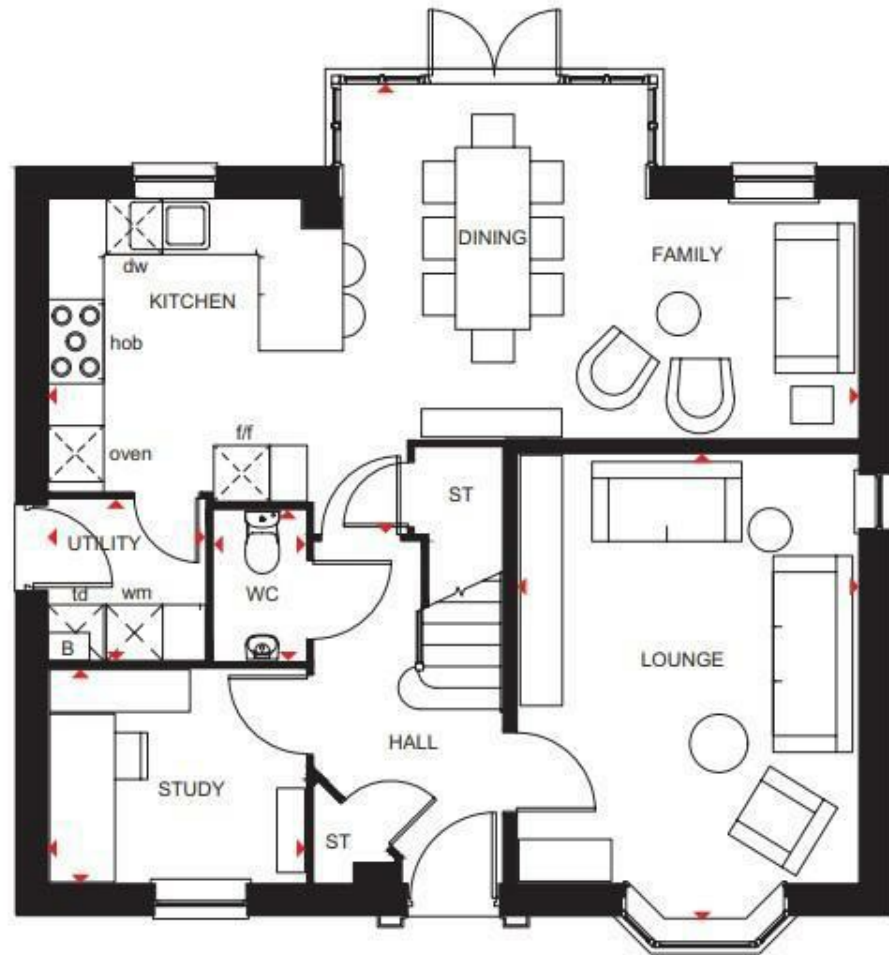
11'0" x 10'2" (3.353 x 3.112)

Family Bathroom

6'11" x 5'6" (2.124 x 1.700)







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
100-125 kWh/m ² /year energy costs	100-125 kWh/m ² /year energy costs	100-125 g/m ² /year CO ₂ emissions	100-125 g/m ² /year CO ₂ emissions
A	A	A	A
125-150 kWh/m ² /year energy costs	125-150 kWh/m ² /year energy costs	125-150 g/m ² /year CO ₂ emissions	125-150 g/m ² /year CO ₂ emissions
B	B	B	B
150-175 kWh/m ² /year energy costs	150-175 kWh/m ² /year energy costs	150-175 g/m ² /year CO ₂ emissions	150-175 g/m ² /year CO ₂ emissions
C	C	C	C
175-200 kWh/m ² /year energy costs	175-200 kWh/m ² /year energy costs	175-200 g/m ² /year CO ₂ emissions	175-200 g/m ² /year CO ₂ emissions
D	D	D	D
200-225 kWh/m ² /year energy costs	200-225 kWh/m ² /year energy costs	200-225 g/m ² /year CO ₂ emissions	200-225 g/m ² /year CO ₂ emissions
E	E	E	E
225-250 kWh/m ² /year energy costs	225-250 kWh/m ² /year energy costs	225-250 g/m ² /year CO ₂ emissions	225-250 g/m ² /year CO ₂ emissions
F	F	F	F
250-300 kWh/m ² /year energy costs	250-300 kWh/m ² /year energy costs	250-300 g/m ² /year CO ₂ emissions	250-300 g/m ² /year CO ₂ emissions
G	G	G	G
300+ kWh/m ² /year energy costs	300+ kWh/m ² /year energy costs	300+ g/m ² /year CO ₂ emissions	300+ g/m ² /year CO ₂ emissions
H	H	H	H

England & Wales EU Directive 2002/91/EC

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