



PROUD
GUILD
MEMBER

GUILD
PROPERTY

Webbs

Pye Green Road | Hednesford, Cannock | WS12 4LW

Offers In The Region Of £465,000

 **Webbs**
estate agents

Summary

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

The Exeter is a four-bedroom family home. With an open-plan kitchen dining/family area, utility and walk-in glazed bay with French doors to a fully turfed garden, this home is ideal for entertaining. On the ground floor, you will also have a large living room with bay window, perfect for you to relax in. Upstairs benefits from a principal bedroom with an en suite, three further double bedrooms, and a family bathroom with separate shower. This home also offers a single integral garage and two parking spaces.

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.

David Wilson Homes use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. So no matter how cold it is

Key Features

- £1000 JOHN LEWIS VOUCHER UPON COMPLETION
- Single integral garage & 2 side by side parking spaces
- Utility room
- Family bathroom with separate bath & shower
- Comes with a 10-year NHBC Buildmark warranty
- 4 bedroom detached home
- Open-plan kitchen with dining/family area
- 4 double bedrooms, 1 en suite
- Quality, award-winning homebuilder

Rooms and Dimensions

Hall

Guest Cloakroom

5'4" x 4'10" (1.650 x 1.496)

Lounge

16'8" x 5'7" (5.093 x 1.725)

Kitchen Dining Family Room

19'1" x 15'7" (5.832 x 4.775)

Utility

10'3" x 5'7" (3.148 x 1.725)

Landing

Main Bedroom

12'7" x 12'2" (3.850 x 3.711)

En suite

7'7" x 5'7" (2.315 x 1.711)

Bedroom 2

13'9" x 11'6" (4.208 x 3.525)

Bedroom 3

13'9" x 11'6" (4.208 x 3.525)

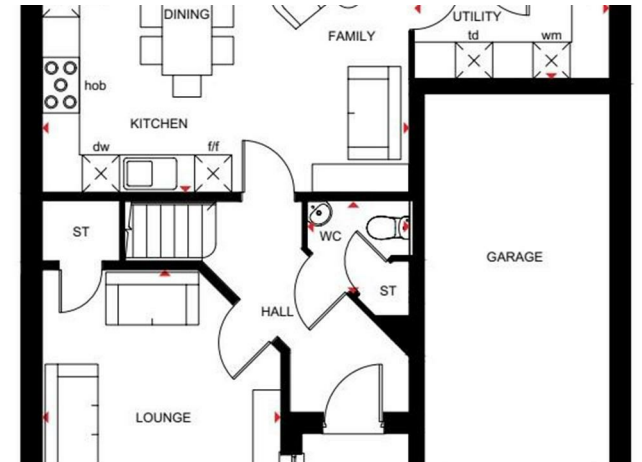
Bedroom 4

11'10" x 9'7" (3.611 x 2.926)

Family Bathroom

Integral Garage







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 A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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