



**Pye Green Road | Hednesford, Cannock | WS12 4LW**

**Offers In The Region Of £485,000**



## Summary

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

\*\* £24,250 KEY WORKER DEPOSIT CONTRIBUTION \*\* Garage & driveway parking \*\* Upgraded kitchen with integrated appliances worth £2,800 \*\* Detached family home \*\* Spacious corner position with walled garden \*\* Amazing views and not overlooked \*\* Kitchen/breakfast room \*\* Triple-aspect lounge \*\* Two sets of French doors \*\* Study for home working \*\*

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 outside, you can stay cosy whilst keeping your bills down. In fact, a brand-new home could be up to 69% cheaper to run, meaning you could save up to £1,418 on your bills each year, compared to an updated Victorian equivalent.

\* Awarded 5 Star Homebuilder status for 13 years running

## Key Features

- £1000 JOHN LEWIS VOUCHER UPON COMPLETION
- Comes with a 10-year NHBC Buildmark warranty
- Lounge, Study, Utility room
- Family bathroom with separate bath & shower
- 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

18'0" x 11'10" (5.49m x 3.61m)

### Study

9'5" x 8'2" (2.87m x 2.49m)

### Kitchen Dining Family Room

21'7" x 14'5" (6.58m x 4.39m)

### Utility

6'9" x 5'6" (2.06m x 1.68m)

### Landing

### Main Bedroom

18'3" x 11'10" (5.56m x 3.61m)

### En suite

7'3" x 4'8" (2.21m x 1.42m)

### Bedroom 2

17'1" x 9'2" (5.21m x 2.79m)

### Bedroom 3

11'8" x 10'10" (3.56m x 3.30m)

### Bedroom 4

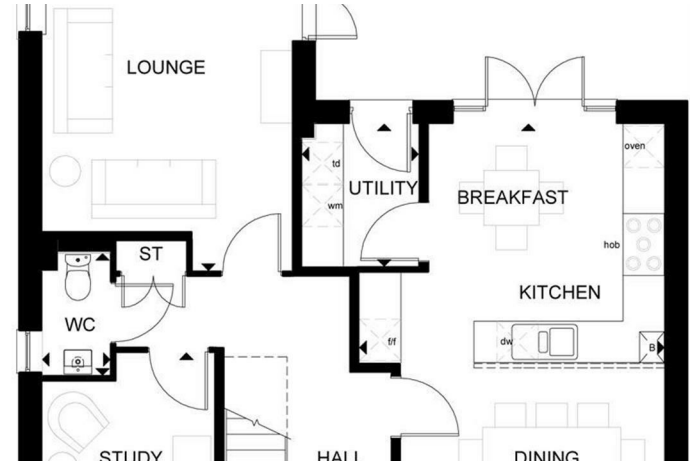
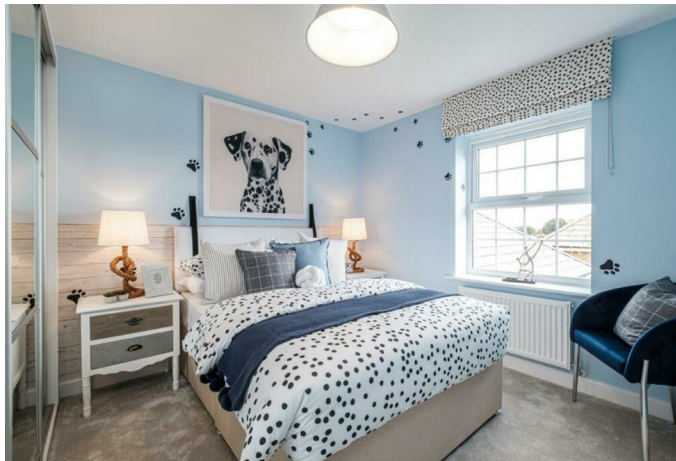
12'9" x 8'4" (3.89m x 2.54m)

### Family Bathroom

9'5" x 6'3" (2.87m x 1.91m)

### 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.

