



Hatherton Road | Cannock | WS11 1HG

Offers In The Region Of £389,950



Summary

**** STUNNING HOME ** FULLY REFURBISHED BY ITS CURRENT OWNER ** ENVIABLE KITCHEN, DINING AND FAMILY ROOM ** GROUND FLOOR SHOWER ROOM ** THREE GENEROUS BEDROOMS ** REFITTED MODERN SHOWER ROOM ** LANDSCAPED REAR GARDEN ** EXCELLENT SCHOOL CATCHMENTS ** CLOSE TO LOCAL SHOPS AND AMENITIES ** DOUBLE GARAGE AND LARGE DRIVEWAY ** VIEWING STRONGLY ADVISED ****

Webbs Estate Agents are pleased to offer for sale A STUNNING HOME fully refurbished by its current owners, giving easy access to excellent school catchments, local shops and amenities, major road and rail links.

In brief consisting of a reception hallway, the lounge has walk-in bay window and a feature fire place, a simply stunning refitted kitchen, dining and family space with an island and double doors to the landscaped rear garden, the property has a ground floor shower room.

To the first floor there are three generous double bedrooms and a modern refitted family bathroom, externally the property has a landscaped rear garden with a patio seating area and ample off-road parking is provided by double garage and large driveway.

VIEWING IS ESSENTIAL TO APPRECIATE THE STANDARD, SIZE AND LOCATION OF THE PROPERTY ON OFFER.

Key Features

- STUNNING STUNNING STUNNING
- REFITTED FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- LOUNGE
- EXCELLENT SCHOOL CATCHMENTS
- THREE GENEROUSE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- ENVIABLE OPEN PLAN KITCHEN, DINING AND FAMILY SPACE
- DOUBLE GARAGE
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

ENTRANCE /RECEPTION HALLWAY

LOUNGE

11'1 x 13'10 (3.38m x 4.22m)

STUNNING OPEN PLAN KITCHEN, DINING AND FAMILY SPAC

23'2" x 14'6" (7.0780 x 4.444)

REAR ENTRANCE

GROUND FLOOR SHOWER ROOM

LANDING

BEDROOM ONE

13'5" x 10'9" (4.11 x 3.300)

BEDROOM TWO

12'0" x 10'9" (3.66m x 3.300)

BEDROOM THREE

7'4 x 10'2 (2.24m x 3.10m)

MODERN REFITTED BATHROOM

DOUBLE GARAGE

LANDSCAPED REAR GARDEN

LARGE DRIVEWAY





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
83	67	83	67
Energy Efficiency Rating: 83 (Current), 67 (Potential) Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO ₂) Rating: 83 (Current), 67 (Potential) Environmental Impact (CO ₂) Rating Legend: A (10-49), B (50-79), C (80-109), D (110-139), E (140-169), F (170-200), G (201-230)	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	