



Webbs

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Ferndell Close | Shoal Hill, Cannock | WS11 1HR

Offers In The Region Of £525,000

 **Webbs**
estate agents

Summary

**** DESIRABLE LOCATION ** EXTENDED DETACHED HOME ** THREE GENEROUS BEDROOMS ** SPACIOUS LOUNGE AND DINING ROOM ** WELL EQUIPPED BREAKFAST KITCHEN ** EXCELLENT SCHOOL CATCHMENTS ** QUIET LOCATION ** ENVIABLE PRIVATE GARDEN ** SEPERATE OFFICE AREA ** SNUG/STUDY ** VIEWING STRONGLY ADVISED ****

Webbs Estate Agents have pleasure in offering this very well presented and extended detached family home, situated in sought after cul de sac location in the highly regarded area of 'Shoal Hill' being close to all local amenities, excellent schools, Cannock Chase and golf course. This beautiful home briefly comprises: through hallway, lounge, dining room, snug/study, generous breakfast kitchen, family bathroom and utility room. To the first floor, the gallery landing leads to three good-sized bedrooms and a family bathroom. In addition, there is a purpose-built self-contained office with access via a spiral staircase. Externally there is a private driveway, garage, and generous landscaped front & rear gardens.

INTERNAL VIEWING IS ESSENTIAL !!

Key Features

- EXTENDED FAMILY HOME
- THREE RECEPTION AREAS
- ENVIABLE MATURE REAR AND FRONT GARDENS
- BREAKFAST KITCHEN
- CLOSE TO SHOAL HILL COMMON
- HIGHLY SOUGHT AFTER CUL DE SAC LOCATION
- EXCELLENT SCHOOL CATCHMENTS
- SEPERATE OFFICE ROOM
- GROUND FLOOR BATHROOM AND FIRST FLOOR SHOWER ROOM
- INTERNAL VIEWING IS ESSENTIAL

Rooms and Dimensions

ENTRANCE PORCH

THROUGH HALLWAY

GENEROUS LOUNGE

16'0" x 10'5" (4.88m x 3.19m)

DINING AREA

12'5" x 9'8" (3.81m x 2.97m)

STUDY / SNUG

11'2" x 10'6" (3.42m x 3.21m)

BREAKFAST KITCHEN

18'3" x 10'5" (5.57m x 3.19m)

UTILITY ROOM

6'1" x 5'9" (1.87m x 1.77m)

OFFICE

12'11" x 10'5" (3.95m x 3.19m)

GROUND FLOOR BATHROOM

13'5" x 6'5" (4.11m x 1.96m)

LANDING

MASTER BEDROOM

15'11" x 10'5" (4.87m x 3.19m)

BEDROOM TWO

11'2" x 10'6" (3.42m x 3.21m)

BEDROOM THREE

10'6" x 9'8" (3.22m x 2.96m)

SHOWER ROOM

5'5" x 6'0" (1.66m x 1.84m)

GARAGE

GENEROUS DRIVEWAY

LANDSCAPED FRONT & REAR GARDENS

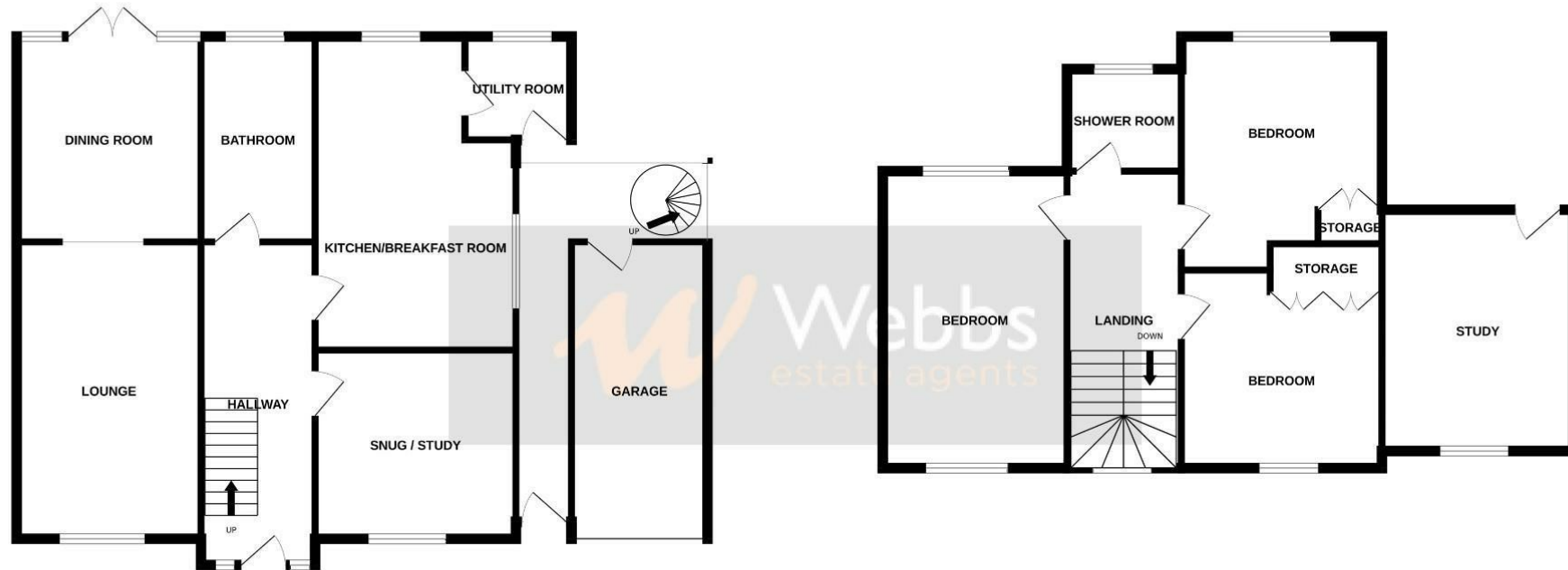
Identification checks - C





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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency: A 100-105 kWh/m ²	Energy Efficiency: B 80-100 kWh/m ²	Environmental Impact: B 100-110 gCO ₂ /m ²	Environmental Impact: A 80-100 gCO ₂ /m ²
66	77		