



PROUD
GUILD
MEMBER
GUILD
PROPERTY
EXCELLENCE

Webbs

Walsall Road | Churchbridge, Cannock | WS11 8JU

Offers Over £630,000

 **Webbs**
estate agents

Summary

**** MOTIVATED SELLER ** WOW ** STUNNING DETACHED HOME ** INDIVIDUALLY DESIGNED ** EXTENDED ** FOUR/FIVE DOUBLE BEDROOMS ** THREE EN-SUITE AND FAMILY BATHROOMS ** IMPRESSIVE OPEN PLAN LIVING AREA ** ENCLOSED LANDSCAPED REAR GARDEN ** GYM ** GARAGE AND AMPLE OFF ROAD PARKING ** VIEWING ESSENTIAL ****

Webbs Estate Agents are pleased to offer for sale a simply stunning, individual, extended home, which has been extended and finished to an extremely high standard, offering enviable living space whilst also offering easy access to local shops and amenities.

In brief consisting of entrance hallway, sitting room with walk in bay window, to the ground floor there are three bedrooms with two having en-suite shower rooms, a refitted four piece family bathroom with stand alone bath tub, the open plan living space offers exceptional family living with modern refitted kitchen having integrated appliances, the lounge and games area overlook the rear garden via bi-folding doors and apex glazing, with a dining space and quiet seating area providing a substantial living space, the utility room completes the ground floor accommodation.

To the first floor the master bedroom has en-suite shower room and ample storage space, externally the property has an outdoor gym/games room but the versatility of use for this room is endless, the garden is mainly laid to lawn with decking and paved areas' all set behind double gates, ample parking is provided by a driveway to the front at the rear of the property a garage and block paved area,

Key Features

- SHOW HOME STANDARD
- FOUR/FIVE DOUBLE BEDROOMS
- GYM/OFFICE OR GUEST ACCOMODATION
- SITTING ROOM
- MOTIVATED SELLER
- EXTENDED STUNNING DETACHED HOME
- FOUR BATHROOMS
- ENVIABLE OPEN PLAN LIVING AT THE REAR OF THE PROPERTY
- AMPLE OFF ROAD PARKING
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

DRAFT DETAILS

ENTRANCE HALLWAY

SITTING ROOM OR BEDROOM FIVE

12'11" x 14'2" (3.94m x 4.32)

BEDROOM TWO WITH BAY WINDOW

12'9" x 15'1" (3.89m x 4.61m)

DRESSING AREA AND EN-SUITE SHOWER ROOM

BEDROOM THREE

10'10" x 12'5" (3.31m x 3.79m)

DRESSING AREA AND EN-SUITE SHOWER ROOM

BEDROOM FOUR

17'4" x 9'10" (5.29m x 3m)

FAMILY BATHROOM

9'2" x 9'10" (2.8m x 3m)

STUNNING OPEN PLAN LIVING AREA WITH BI-FOLDING DOOR

DINING AREA

12'11" x 13'4" (3.94m x 4.08m)

BREAKFAST KITCHEN AND FAMILY SEATING AREA

35'2" x 17'5" max (10.74m x 5.32m max)

ORANGERY/GAMES ROOM AREA

20'11" x 11'4" (6.38m x 3.46m)

UTILITY ROOM

8'1" x 6'2" (2.48m x 1.9m)

FIRST FLOOR BEDROOM

11'11" x 17'7" max (3.64m x 5.36m max)

EN-SUITE BATHROOM

OUTDOOR GYM/OFFICE WITH ELECTRIC

12'4" x 17'9" (3.76m x 5.43m)

GARAGE

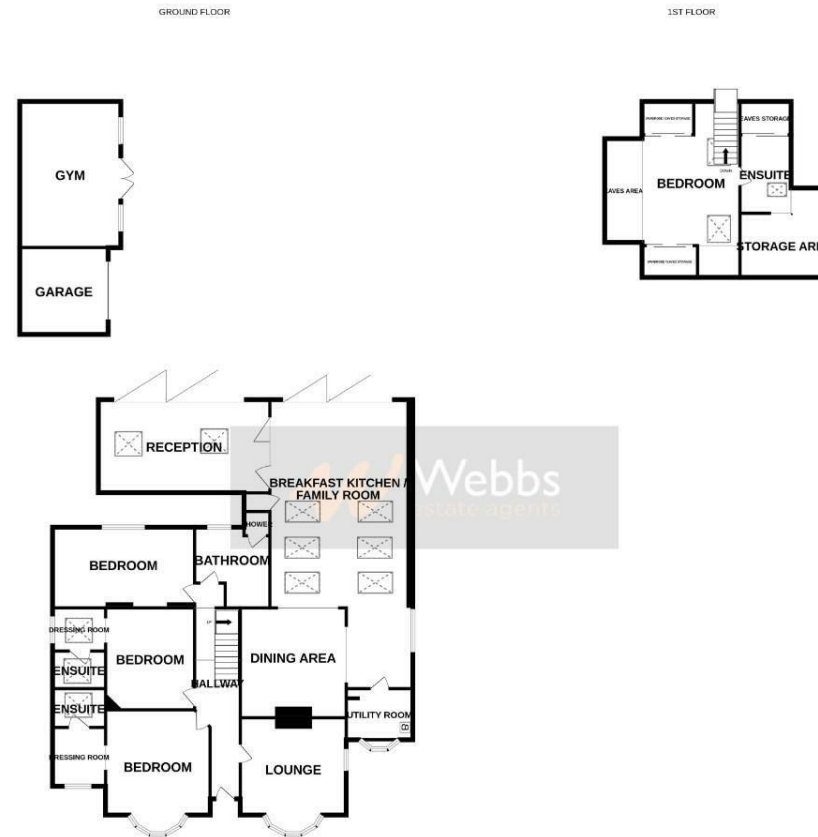
ENCLOSED REAR GARDEN

FRONT DRIVEWAY

FOR A VIEWING OR FREE VALUATION PLEASE CALL 01543







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Metapix ©2023.

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																																																									
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