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£270,000

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## Summary

**\*\* MODERN NEW BUILD HOME \*\* BELLWAY ARTISAN COLLECTION THE TURNER \*\* OPEN PLAN LIVING AND DINING ROOM \*\* THREE GENEROUS BEDROOMS \*\* EN-SUITE TO MASTER \*\* MODERN WELL EQUIPPED KITCHEN \*\* NHBC BUILDERS WARRANTY \*\* LANDSCAPED GARDEN \*\* EXCELLENT LOCATION CLOSE TO CANNOCK CHASE \*\***

Webbs Estate Agents are pleased to offer for sale a three-bedroom semi-detached home, part of the Bellway Artisan Collection and the design is The Turner, boasting an excellent level of finish with Roca sanitaryware to bathrooms and soft close units to the kitchen, the property still has an NHBC builders warranty.

In brief consisting of entrance hallway, guest WC, modern kitchen, the large and spacious open-plan lounge diner has French doors opening out onto the garden.

To the first floor there are three generous bedrooms, family bathroom and an en-suite shower room with a double shower to the master bedroom, externally the property has landscaped rear garden with a patio seating area, side access to the side driveway and front garden.

The property is situated close to Cannock Chase, excellent schools and transport links and having local shops and amenities.

## Key Features

- BELLWAY ARTISAN HOMES THE TURNER
- CLOSE TO CANNOCK CHASE
- GUEST WC
- THREE GENEROUS BEDROOMS
- EXCELLENT AMENITIES
- ENVIABLE OPEN PLAN LOUNGE DINER
- LANDSCAPED REAR GARDEN
- MODERN KITCHEN
- EN-SUITE TO MASTER
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### MODERN KITCHEN

10'4" x 8'2" (3.170 x 2.51)

### OPEN PLAN LOUNGE DINER

18'9" x 15'3" (5.73 x 4.67)

### LANDING

### BEDROOM ONE

13'7" x 11'4" (4.16 x 3.46)

### EN-SUITE SHOWER ROOM

6'5" x 4'10" (1.96 x 1.48)

### BEDROOM TWO

11'5" x 7'0" (3.49 x 2.15)

### BEDROOM THREE

11'6" x 7'11" (3.51 x 2.43)

### FAMILY BATHROOM

7'0" x 6'3" (2.15 x 1.91)

### LANDSCAPED REAR GARDEN

### DRIVEWAY





# The Turner

Three bedroom home



### First Floor

Bedroom 1	4.16m x 3.46m	13'8" x 11'4"
Bedroom 1 En Suite	1.96m x 1.48m	6'5" x 4'10"
Bedroom 2	3.49m x 2.15m	11'5" x 7'1"
Bedroom 3	3.51m x 2.43m	11'6" x 7'11"
Bathroom	2.15m x 1.91m	7'1" x 6'3"



### Ground Floor

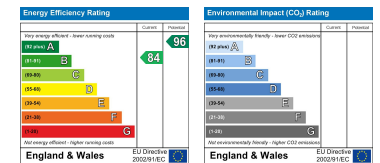
Kitchen	3.170m x 2.51m	10'5" x 8'3"
Living/Dining	5.73m x 4.67m <small>(inc'd)</small>	18'9" x 15'4" <small>(inc'd)</small>
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

Cls - Cloakroom WS - Wardrobe space (suggestion only, wardrobe not included)

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overlaid. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for structural purposes or furniture. We offer a wide variety of optional improvements and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TU/CBZ/10/03/05/07/09

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.



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