



St Saviours Court | Hednesford, Cannock | WS12 4BN

£260,000

 **Webbs**
estate agents

Summary

**** FABULOUS DEVELOPMENT ** HIGH SPECIFICATION THROUGHOUT ** NEW BUILD DETACHED BUNGALOW ** 10 YEARS BUILDERS WARRANTY ** UNDERFLOOR HEATING ** ELECTRIC VEHICLE CHARGING POINT ** REAR DRIVEWAY ** LOUNGE DINER ** KITCHEN WITH INTERGRATED APPLAINCES ** TWO DOUBLE BEDROOMS ** SHOWER ROOM ** LANDSCAPED GARDENS ****

Webbs Estate Agents have pleasure in offering this stunning detached NEW BUILD bungalow, situated on a brand development at 'Saint Saviours Court' finished to a high standard and benefiting from 10 10-year builders warranty. Having underfloor heating, an electric vehicle charging point, oak veneer doors, a high-end kitchen with integrated appliances and much more.. Briefly comprising: through hallway, lounge diner, FABULOUS kitchen, two bedrooms and shower room. Externally there is a rear driveway, and fully enclosed landscaped gardens with Turf (Option for Astroturf also available). VIEWING ADVISED.

Key Features

- 2 Bedroom detached bungalow
- Electric vehicle charging point
- Zoned underfloor heating throughout
- Garden designed to be low maintenance
- Freehold
- Dedicated allocated parking
- Fully fitted luxury kitchen
- Electrically operated Velux windows
- Flooring throughout
- New home 10 year warranty included

Rooms and Dimensions

AWAITING VENDOR APPROVAL

THROUGH HALLWAY

LOUNGE DINER

16'2" x 9'10" (4.93m x 3.00m)

FABULOUS KITCHEN

11'6" x 6'5" (3.51m x 1.98m)

BEDROOM ONE

11'6" x 9'1" (3.51m x 2.79m)

BEDROOM TWO

7'8" x 6'3" (2.34m x 1.91m)

FAMILY SHOWER ROOM

10'2" x 3'8" (3.12m x 1.14m)

LANDSCAPED GARDEN

REAR DRIVEWAY

Identification checks - C







Approximate total area¹⁾
526.55 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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
105-120 A	105-120 A	105-120 A	105-120 A
80-105 B	80-105 B	80-105 B	80-105 B
65-80 C	65-80 C	65-80 C	65-80 C
50-65 D	50-65 D	50-65 D	50-65 D
35-50 E	35-50 E	35-50 E	35-50 E
20-35 F	20-35 F	20-35 F	20-35 F
1-20 G	1-20 G	1-20 G	1-20 G
<small>Minimum energy efficient design (MEED)</small> England & Wales EU Directive 2002/91/EC		<small>Minimum energy efficient design (MEED)</small> England & Wales EU Directive 2002/91/EC	