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Walsall Road | Churchbridge, Cannock | WS11 8JU

Offers In The Region Of £475,000

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Summary

***SIMPLY STUNNING *** INDIVIDUALLY DESIGNED EXECUTIVE BUNGALOWS *** TWO DOUBLE BEDROOMS WITH EN-SUITE TO MASTER *** SHOWER ROOM *** DESIGNER KITCHEN/FAMILY ROOM *** VIEWING ESSENTIAL ***

Welcome to your dream home! This stunning New Build 2-bedroom detached bungalow offers the perfect blend of contemporary living and comfort. Nestled close to Great Wyrley and Cheslyn Hay, this property boasts a sleek design with an open-plan, bright, and airy living space, ideal for relaxing or entertaining and flooded with natural light. This imposing and incredibly high-spec home defines quality and luxury with its vaulted roofline, beautiful herringbone flooring and underfloor heating which flows through the property with individual underfloor heating zone controls. Through the bi-fold doors to the rear garden, you'll find a low-maintenance garden area, perfect for enjoying sunny afternoons or hosting weekend barbecues. Generously proportioned living dining areas flowing into the fitted kitchen with a range of high quality units, stunning granite work surfaces and a range of integrated Bosch appliances this kitchen is perfect for culinary enthusiasts. Two Generous double bedrooms both offering a tranquil retreat, with the master suite offering an ensuite shower room for added convenience all fitted with contemporary tiling and granite surfaces. A luxurious family shower room with high-quality fittings and contemporary design. Externally the property is in a secluded position with a detached garage with lighting and power. Driveway space for multiple vehicles adding convenience to your lifestyle. Beautifully designed landscaped gardens surrounded by outside lighting. This home has state-of-the-art energy efficiency with a Valliant heat source pump for a greener home.

Key Features

- STUNNING DETACHED BUNGALOWS
- HIGH SPECIFICATION BUILT TO THE NEWEST BUILDING REGULATIONS
- LUXURY SHOWER ROOM & ENSUITE
- FABULOUS KITCHEN WITH BOSCH APPLIANCES
- LANDSCAPED GARDENS WITH PORCELIN TILES
- EXCLUSIVE DEVELOPMENT CALLED AMBER GARDENS
- TWO DOUBLE BEDROOMS
- MODERN OPEN PLAN LIVING
- DETACHED GARAGE WITH LIGHTING & POWER, TARMAC DRIVEWAY
- VALLIANT HEAT SOURCE PUMP AND K TINTED GLASS

Rooms and Dimensions

ENERGY EFFICIENCY C

THROUGH HALLWAY

BEDROOM ONE

12'2" x 10'2" (3.71m x 3.10m)

LUXURY ENSUITE SHOWER ROOM

BEDROOM TWO

12'11" x 10'0" (3.94m x 3.05m)

LUXURY SHOWER ROOM

OPEN PLAN LIVING

LUXURY KITCHEN DINER

25'3" x 11'6" (7.70m x 3.51m)

LOUNGE AREA

10'5" x 11'5" (3.18m x 3.48m)

LANDSCAPED GARDENS

DETACHED GARAGE

19'2" x 8'10" (5.84m x 2.69m)

DRIVEWAY





Garage
19'2" x 8'10"

Bedroom
12'11" x 10'0"

Shower Rom
5'9" x 7'9"

Lounge Area
10'5" x 11'5"

Hallway
17'0" x 4'0"

Bedroom
12'2" x 10'2"

Ensuite
4'6" x 7'3"

Kitchen Diner
11'6" x 25'3"

Approximate total area⁽¹⁾
1014.18 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.

Calculations are based on RICS IPMS 3C standard.

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
100-125 kWh/m ² /year (A)	100-125 kWh/m ² /year (A)	100-125 g/m ² /year (A)	100-125 g/m ² /year (A)
126-150 kWh/m ² /year (B)	126-150 kWh/m ² /year (B)	126-150 g/m ² /year (B)	126-150 g/m ² /year (B)
151-175 kWh/m ² /year (C)	151-175 kWh/m ² /year (C)	151-175 g/m ² /year (C)	151-175 g/m ² /year (C)
176-200 kWh/m ² /year (D)	176-200 kWh/m ² /year (D)	176-200 g/m ² /year (D)	176-200 g/m ² /year (D)
201-225 kWh/m ² /year (E)	201-225 kWh/m ² /year (E)	201-225 g/m ² /year (E)	201-225 g/m ² /year (E)
226-250 kWh/m ² /year (F)	226-250 kWh/m ² /year (F)	226-250 g/m ² /year (F)	226-250 g/m ² /year (F)
251-300 kWh/m ² /year (G)	251-300 kWh/m ² /year (G)	251-300 g/m ² /year (G)	251-300 g/m ² /year (G)
301-350 kWh/m ² /year (G)	301-350 kWh/m ² /year (G)	301-350 g/m ² /year (G)	301-350 g/m ² /year (G)

England & Wales EU Directive 2002/91/EC