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**Hallum Way | Cannock | WS12 4TX**  
Offers In The Region Of £365,000

 **Webbs**  
estate agents

## Summary

**\*\* DETACHED FOUR BEDROOM HOME \*\* EN-SUITE TO MASTER BEDROOM \*\* SPACIOUS LOUNGE \*\* DINING ROOM \*\* STUNNING KITCHEN DINER AND FAMILY ROOM \*\* ENCLOSED REAR GARDEN \*\* CLOSE TO CANNOCK CHASE \*\* EXCELLENT TRANSPORT LINKS AND SCHOOLS \*\* GARAGE \*\* VIEWING STRONGLY ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a spacious detached four-bedroom home, offering easy access to Cannock Chase, excellent schools and transport links whilst having local shops and amenities within walking distance.

In brief consisting of an entrance hallway, guest WC, dining room, spacious lounge with dual aspect window and French doors to the garden, the modern kitchen diner and family space also has French doors to the rear garden.

To the first floor there are four bedrooms, a family bathroom and an en-suite shower room to the master bedroom, externally the property has a walled enclosed rear garden with seating area, the garage has been partly converted and is an ideal garden room, off road parking is provided by the driveway.

VIEWING IS THE ONLY WAY TO FULLY APPRECIATE THE SIZE, LOCATION AND STANDARD OF THE PROPERTY ON OFFER.

## Key Features

- SPACIOUS DETACHED HOME
- EN-SUITE TO MASTER
- ENCLOSED REAR GARDEN
- EXCELLENT SCHOOL CATCHMENTS
- GOOD TRANSPORT LINKS
- FOUR BEDROOMS
- TWO GENEROUS RECEPTION ROOMS
- MODERN KITCHEN DINER AND FAMILY SPACE
- CLOSE TO CANNOCK CHASE
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### SPACIOUS LOUNGE

16'9" x 10'2" (5.13 x 3.1)

### DINING ROOM

10'9" x 9'8" (3.3 x 2.97)

### KITCHEN DINER AND FAMILY SPACE

15'1" x 15'1" (4.62 x 4.6)

### LANDING

### BEDROOM ONE

15'1" x 10'0" (4.62 x 3.05)

### EN-SUITE SHOWER ROOM

6'9" x 3'10" (2.06 x 1.19)

### BEDROOM TWO

14'9" x 10'0" (4.52 x 3.05)

### BEDROOM THREE

12'2" x 10'0" (3.71 x 3.05)

### BEDROOM FOUR

7'1" x 6'11" (2.16 x 2.13)

### FAMILY BATHROOM

6'9" x 5'6" (2.06 x 1.68)

### PARTLY CONVERTED GARAGE

### ENCLOSED REAR GARDEN

### DRIVEWAY

### Identification checks - C







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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	94		
<p>Very low energy - near zero costs</p> <p>100-105 kWh/m<sup>2</sup> per year</p> <p>105-110 kWh/m<sup>2</sup> per year</p> <p>110-120 kWh/m<sup>2</sup> per year</p> <p>120-135 kWh/m<sup>2</sup> per year</p> <p>135-150 kWh/m<sup>2</sup> per year</p> <p>150-170 kWh/m<sup>2</sup> per year</p> <p>170-200 kWh/m<sup>2</sup> per year</p>	<p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p>	<p>Very low energy - near zero emissions</p> <p>100-105 g/m<sup>2</sup> per year</p> <p>105-110 g/m<sup>2</sup> per year</p> <p>110-120 g/m<sup>2</sup> per year</p> <p>120-135 g/m<sup>2</sup> per year</p> <p>135-150 g/m<sup>2</sup> per year</p> <p>150-170 g/m<sup>2</sup> per year</p> <p>170-200 g/m<sup>2</sup> per year</p>	<p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p>
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

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