



Webbs
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Burleigh Close | Cannock | WS12 4RR

£380,000

 Webbs
estate agents

Summary

**** FOUR BEDROOM DETACHED ** MODERN WELL PRESENTED HOME ** EN-SUITE AND WALK IN WARDROBE TO MASTER ** LOUNGE WITH FEATURE FIREPLACE ** OPEN PLAN KITCHEN/DINING/LIVING SPACE ** ENCLOSED REAR GARDEN ** EASY ACCESS TO CANNOCK CHASE ** CLOSE TO LOCAL AMENITIES AND TRAIN STATION ** VIEWING ADVISED ****

WEBBS ESTATE AGENTS are pleased to offer for sale a modern four bedroom detached family home in brief having an entrance hallway, lounge with modern feature fireplace, open plan kitchen/dining/living area with underfloor heating, Quartz worktops, hot tap water heater, integrated appliances and Bi-Fold doors leading into the garden, and guest WC completes the ground floor. On the first floor four bedrooms with the master having en-suite and dressing room and a family bathroom, externally the property has an enclosed rear garden and parking is provided by a driveway, early viewing is strongly advised as the property will not be on the market for long. VIEWING ADVISED CALL 01543 468846

Key Features

- FOUR BEDROOMS
- GUEST WC
- EXCELLENT SCHOOL CATCHMENTS
- LOUNGE WITH FEATURE FIREPLACE
- DETACHED PROPERTY
- DRESSING ROOM
- CLOSE TO HEDNESFORD TOWN CENTRE
- OPEN PLAN KITCHEN/DINING/LIVING AREA

Rooms and Dimensions

Entrance Hallway

Lounge

16'1" x 9'7" (4.925 x 2.936)

Open Plan Kitchen/Dining/ Living Area

Guest WC

Landing

Bedroom One

16'1" x 9'8" (4.923 x 2.963)

Ensuite

Bedroom Two

9'4" x 9'3" (2.861 x 2.826)

Bedroom Three

8'8" x 7'3" (2.646 x 2.235)

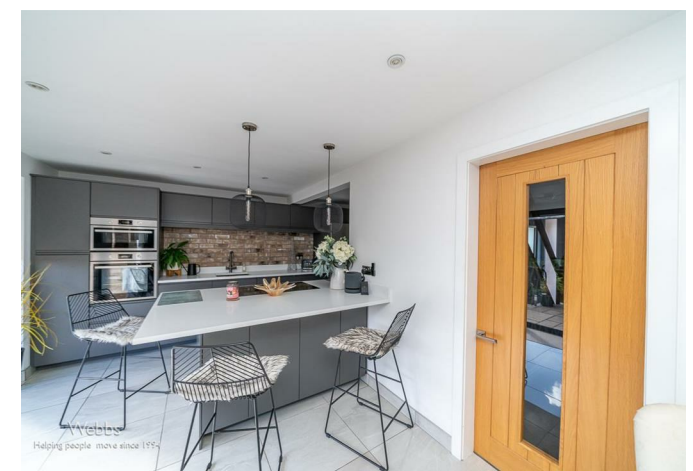
Bedroom Four

9'5" x 7'11" (2.895 x 2.417)

Bathroom

Drive way

Rear Garden







Ground Floor



Floor 1



Approximate total area⁸
1071.87 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.

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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	
Rating	Score	Rating	Score
Very low energy (A)	92-100	Very low environmental impact (A)	1-10
Low energy (B)	81-91	Low environmental impact (B)	11-20
Medium energy (C)	69-80	Medium environmental impact (C)	21-30
High energy (D)	55-68	High environmental impact (D)	31-40
Very high energy (E)	39-54	Very high environmental impact (E)	41-50
Very very high energy (F)	21-38	Very very high environmental impact (F)	51-60
Very very high energy (G)	1-20	Very very high environmental impact (G)	61-70

Energy Efficiency Rating: **B** (Score: 68)
 Environmental Impact (CO₂) Rating: **B** (Score: 83)

England & Wales EU Directive 2002/91/EC
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