



Grouse Way | Heath Hayes, Cannock | WS11 7LF  
Offers Over £310,000

 **Webbs**  
estate agents

## Summary

**\*\* DETACHED FAMILY HOME \*\* SOUGHT AFTER DEVELOPMENT \*\* WELL PRESENTED THROUGHOUT \*\* FOUR BEDROOMS \*\* BATHROOM & ENSUITE SHOWER ROOM  
\*\* SPACIOUS LOUNGE \*\* DINING ROOM & KITCHEN \*\* GARAGE & DRIVEWAY \*\* FRONT & REAR GARDENS \*\* VIEWING IS ADVISED TO FULLY APPRECIATE THE SIZE OF THE PROPERTY ON OFFER \*\***

Webbs Estate Agents have pleasure in offering this well-presented detached family home, situated on a popular development, being close to all local amenities and excellent schools. Briefly comprising: through hallway, guest WC, spacious lounge with double doors to the dining room, a modern breakfast kitchen.

On the first floor, the landing leads to a family bathroom, four good-sized bedrooms with ensuite shower room to master. Externally there is a fore garden, private driveway, garage and landscaped rear garden. Offering excellent schools, transport links, local shops, amenities and being within walking distance to the Designer Shopping Village.

## Key Features

- SPACIOUS DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- BATHROO & ENSUITE SHOWER ROOM
- DINING ROOM & KITCHEN
- FRONT & REAR GARDENS
- SOUGHT AFTER DEVELOPMENT
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- GARAGE & DRIVEWAY
- VIEWING IS ADVISED

## Rooms and Dimensions

### THROUGH HALLWAY

12'5" x 5'8" (3.803 x 1.736)

### GUEST WC

6'5" x 2'11" (1.964 x 0.909)

### SPACIOUS LOUNGE

18'6" x 10'6" (5.654 x 3.210)

### DINING ROOM

10'9" x 9'2" (3.283 x 2.809)

### BREAKFAST KITCHEN

14'3" x 10'2" (4.352 x 3.117)

### LANDING

### BEDROOM ONE

11'4" x 10'10" (3.459 x 3.323)

### ENSUITE SHOWER ROOM

7'8" x 4'10" (2.350 x 1.479)

### BEDROOM TWO

10'10" x 10'6" (3.320 x 3.207)

### BEDROOM THREE

9'0" x 7'0" (2.751 x 2.135)

### BEDROOM FOUR

8'11" x 6'5" (2.740 x 1.972)

### FAMILY BATHROOM

7'0" x 5'6" (2.147 x 1.699)

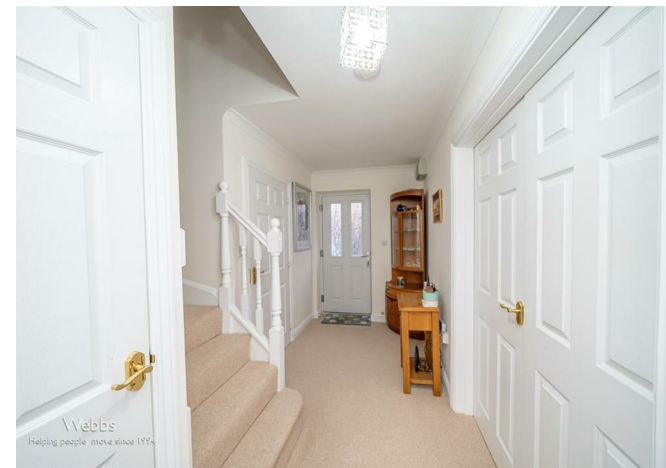
### GARAGE

17'6" x 8'0" (5.346 x 2.457)

### PRIVATE DRIVEWAY

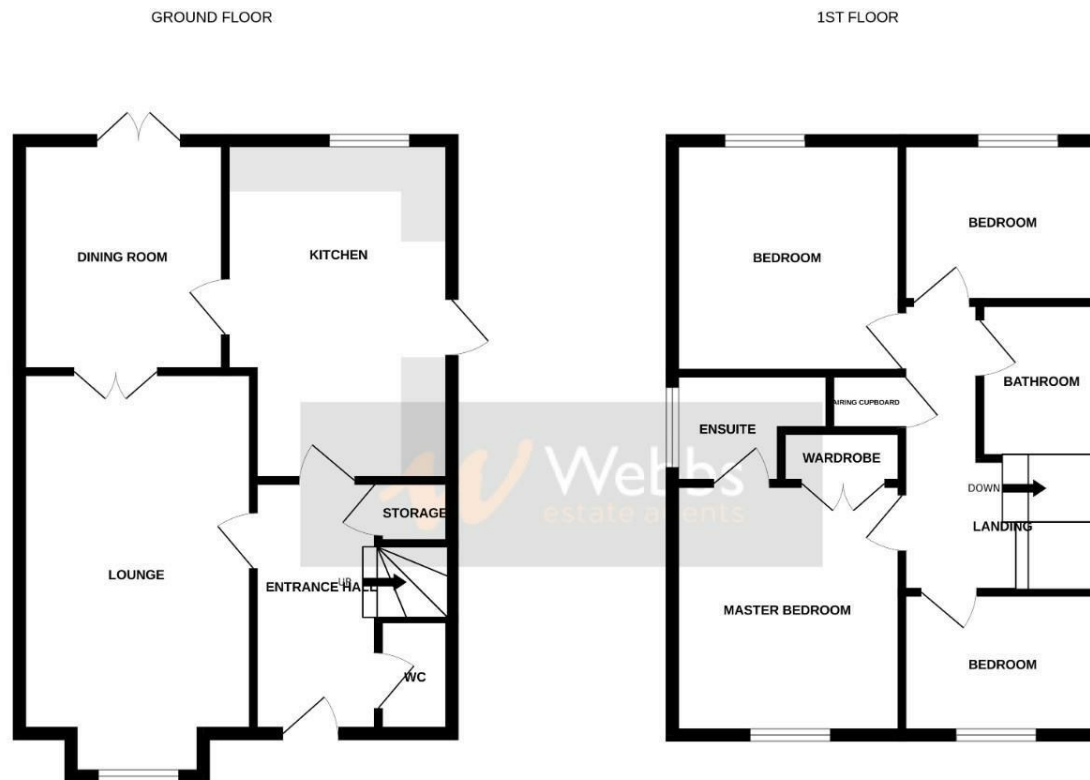
### LANDSCAPED FRONT & REAR GARDENS

### Identification Checks B



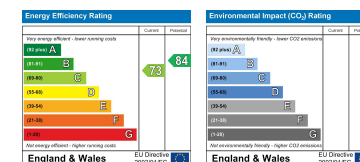






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2024

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.



153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: [sales@webbestateagents.co.uk](mailto:sales@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

