



Webbs

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Highfield Road | Heath Hayes, Cannock | WS12 2DX

Offers In Excess Of £475,000

 **Webbs**  
estate agents



# Summary

**\*\* STUNNING EXECUTIVE FAMILY HOME \*\* INDIVIDUALLY DESIGNED \*\* FOUR BEDROOMS \*\* EN-SUITE \*\* FAMILY BATHROOM \*\* THREE RECEPTION ROOMS \*\* CONSERVATORY \*\* REFITTED KITCHEN & UTILITY ROOM \*\* LANDSCAPED ENCLOSED REAR GARDEN \*\* EXCELLENT SCHOOL CATCHMENTS \*\* IDEAL FOR TRANSPORT LINKS \*\* VIEWING STRONGLY RECOMENDED \*\***

WEBBS ESTATE AGENTS are pleased to offer for sale a stunning executive family home on a small development within excellent school catchments, ideal for local shops and amenities, designer shopping village and excellent transport links. In brief consisting of an entrance hallway, sitting room/snug, lounge with double doors opening into the dining room, a REFITTED modern breakfast kitchen with integrated appliances, conservatory, utility room and guest WC. On the first floor, there are four generous bedrooms, a refitted family bathroom and an en-suite shower room to the master bedroom, externally the property has a landscaped enclosed rear garden, a private driveway providing ample off-road parking and a garage. Internal viewing is advised to fully appreciate the standard, size and location of the property on offer.

# Key Features

- EXECUTIVE DETACHED FAMILY HOME
- SOUGHT AFTER CUL DE SAC LOCATION
- FOUR BEDROOMS
- LOUNGE & SITTING ROOM
- KITCHEN, UTILITY & GUEST WC
- VERY WELL PRESENTED THROUGHOUT
- INTERNAL VIEWING IS ESSENTIAL
- BATHROOM & ENSUITE
- DINING ROOM & CONSERVATORY
- DRIVEWAY, GARAGE & GARDENS

# Rooms and Dimensions

## PORCH

## THROUGH HALLWAY

## SNUG / SITTING ROOM

## LOUNGE

17'8" x 11'3" (5.41m x 3.45m)

## DINING ROOM

11'3" x 8'11" (3.45m x 2.74m)

## STUNNING KITCHEN

15'3" x 14'1" (4.65m x 4.31m)

## CONSERVATORY

17'3" x 9'5" (5.28m x 2.89m)

## UTILITY ROOM

9'9" x 7'7" (2.99m x 2.32m)

## GUEST WC

## LANDING

## BEDROOM ONE

15'1" x 11'6" (4.60m x 3.51m)

## ENSUITE SHOWER ROOM

9'5" x 5'10" (2.88m x 1.78m)

## BEDROOM TWO

10'11" x 9'8" (3.34m x 2.97m)

## BEDROOM THREE

14'6" x 8'8" (4.44m x 2.65m)

## BEDROOM FOUR

11'7" x 8'10" (3.55 x 2.71m)

## FAMILY BATHROOM

8'3" x 7'9" (2.54m x 2.38m)

## FRONT & REAR GARDENS

## GARAGE

## PRIVATE DRIVEWAY

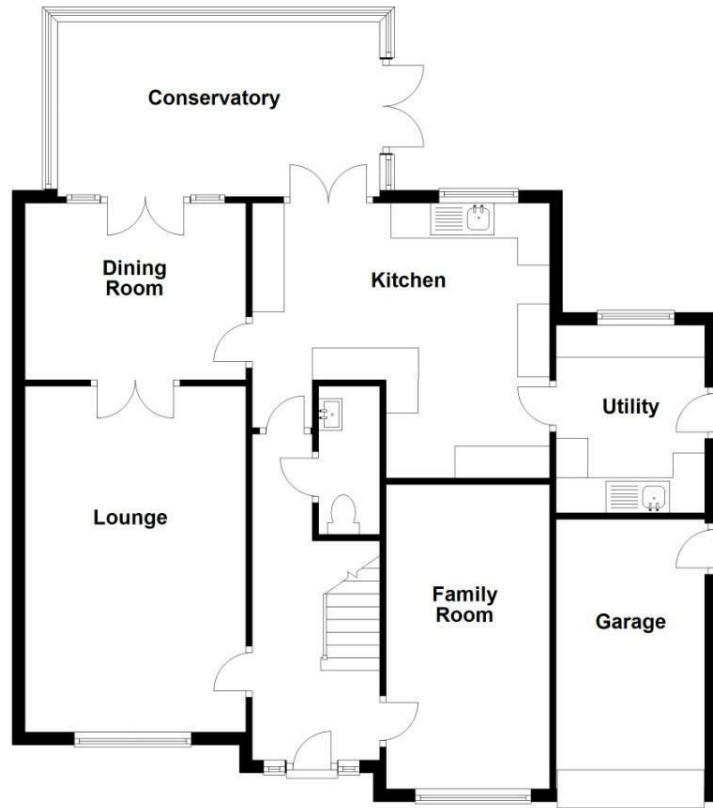
## Identification Checks B







**34 Highfield Road**  
Approx. 104.0 sq. metres (1119.8 sq. feet)

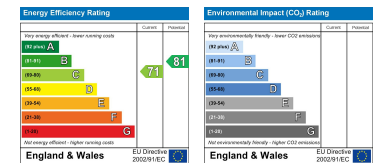


**First Floor**  
Approx. 73.7 sq. metres (792.9 sq. feet)



Total area: approx. 177.7 sq. metres (1912.7 sq. feet)

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.



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