



Capercaillie Drive | Heath Hayes, Cannock | WS11 7LJ

Offers Over £280,000





## Summary

NO UPWARD CHAIN \*\* DOUBLE FRONTED DETACHED FAMILY HOME \*\* POPULAR RESIDENTIAL ESTATE \*\* CLOSE TO THE MCARTHUR GLEN SHOPPING OUTLET \*\* GREAT SCHOOL CATCHMENT \*\* VERY WELL PRESENTED THROUGHOUT \*\* VIEWING ADVISED \*\* THREE BEDROOMS \*\* BATHROOM & ENSUITE \*\* SPACIOUS LOUNGE \*\* KITCHEN DINER \*\* GENEROUS CONSERVATORY \*\* DETACHED GARAGE \*\* DRIVEWAY \*\* GARDENS \*\*

WEBBS ESTATE AGENTS are pleased to market for sale this LOVELY double-fronted detached family home, situated in a popular location, being close to all local amenities, shops and good schools. Briefly comprising: entrance hallway, guest WC, lounge, kitchen diner and generous conservatory. On the first floor the leading leads to a family bathroom and three bedrooms with and en-suite shower to the master Externally there is a private driveway, detached garage, and front & rear gardens.

## Key Features

- DOUBLE FRONTED DETACHED HOME - NO UPWARD CHAIN
- THREE BEDROOMS
- SPACIOUS LOUNGE
- GENEROUS CONSERVATORY
- FRONT & REAR GARDENS
- VIEWING STRONGLY ADVISED
- BATHROOM & ENSUITE
- KITCHEN DINER
- GARAGE & DRIVEWAY
- PRIME SCHOOL CATCHMENT

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### LOUNGE

18'6" x 10'2" (5.64m x 3.10m)

### KITCHEN DINER

18'6" x 10'2" (5.64m x 3.10m)

### GENEROUS CONSERVATORY

27'7" x 8'5" (8.41m x 2.57m)

### LANDING

### BEDROOM ONE

11'10" x 10'2" (3.63m x 3.12m)

### ENSUITE SHOWER ROOM

### BEDROOM TWO

12'9" x 9'1" (3.89m x 2.77m)

### BEDROOM THREE

8'9" x 8'3" (2.69m x 2.54m)

### FAMILY BATHROOM

### GARAGE

### PRIVATE DRIVEWAY

### FRONT & REAR GARDENS

### IDENTIFICATION CHECKS - C





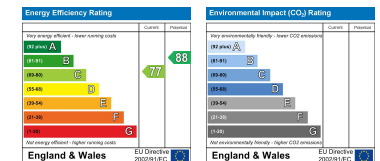
GROUND FLOOR

1ST FLOOR



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 ©2022

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)