



Webbs

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**Sandy Lane | Cannock | WS11 1RN**

**£400,000**

 **Webbs**  
estate agents



## Summary

\* OUTSTANDING IMPROVED DETACHED FAMILY HOME \*\* SOUGHT AFTER LOCATION \*\* OVERLOOKING OPEN FIELDS \*\* INTERNAL VIEWING IS ESSENTIAL \*\* PRIME SCHOOL CATCHMENT \*\* FOUR BEDROOMS \*\* SPACIOUS REFITTED FAMILY BATHROOM \*\* OPEN PLAN LIVING DINING ROOM \*\* CONSERVATORY \*\* KITCHEN \*\* GUEST WC \*\* LANDSCAPED LOW MAINTENANCE GARDENS \*\* SOLAR PANELS \*\* DRIVEWAY \*\* GARAGE \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING & LOG BURNER \*\*

Webbs Estate Agents have pleasure in offering this very well-presented detached family home, situated in a popular location, overlooking open fields and being close to all local amenities, shops, and very good schools. Briefly comprises: an entrance lobby, spacious open plan living / dining room with log burner, kitchen, conservatory and guest WC. To the first floor, the landing leads to four good size bedrooms and a spacious REFITTED family bathroom. Externally the private driveway provides ample off-road parking and leads to a single garage and a generous landscaped rear garden. Benefitting from UPVC double glazing and gas central heating. EARLY VIEWING ESSENTIAL.

## Key Features

- OVERLOOKING OPEN FIELDS
- IMPROVED AND VERY WELL PRESENTED
- OPEN PLAN LOUNGE / DINER
- GUEST WC
- REFITTED BATHROOM
- SHOAL HILL AREA
- 4 BEDROOM DETACHED
- KITCHEN
- CONSERVATORY
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE LOBBY

### LOUNGE / DINER

10'2" x 28'2" (3.12 x 8.59)

### KITCHEN

7'2" x 15'11" (2.19 x 4.87)

### GUEST CLOAKROOM

3'1" x 5'9" (0.94 x 1.77)

### CONSERVATORY

8'11" x 16'10" (2.74 x 5.15)

### FIRST FLOOR LANDING

### BEDROOM ONE

8'9" x 12'5" (2.67 x 3.81)

### BEDROOM TWO

8'10" x 12'5" (2.7 x 3.8)

### BEDROOM THREE

8'8" x 9'11" (2.66 x 3.03)

### BEDROOM FOUR

6'4" x 8'10" (1.95 x 2.71)

### REFITTED BATHROOM

5'5" x 11'10" (1.67 x 3.61)

### OUTSIDE

### SINGLE GARAGE

### Identification Checks

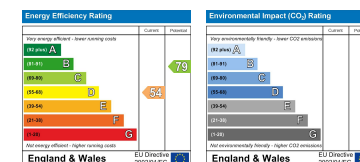








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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