



Eden Close | Heath Hayes, Cannock | WS12 2EB

Offers Around £289,950





# Summary

\*\* WOW \*\* WELL PRESENTED \*\* EXCEPTIONALLY LARGE PLOT \*\* CORNER PLOT \*\* DOUBLE GARAGE \*\* TWO DOUBLE BEDROOMS WAS A THREE BED \*\* CONSERVATORY \*\* UTILITY ROOM \*\* GUEST W.C \*\*

WEBBS ESTATE AGENTS are super excited to welcome to market a unique detached family home . The house sits on a larger than average corner plot . Potential oozes from the property due to the versatile land in which it sits upon and the space inside the home . There is the potential to extend subject to the relevant planning permission . The property briefly comprises of a large lounge , dining room , breakfast kitchen , utility room, guest w.c, to the first floor there is two double bedrooms . It was originally a three bed but has been converted to a two could easily be converted back . There is also a family shower room . The property has been lovingly refurbished by the current owners but has the potential for further improvements

## EXTERNALLY

The home sits on a corner plot . There is plenty of parking for 3 or more vehicles . The garage is double and has electric roller shutter doors . The rear garden is a good size and attracts the sun all day creating a perfect space to enjoy after a long day at work

Location could not be more perfect all local amenities are are short stroll away . The local schools are all good and come highly recommended . All major transport links are close by

\*\* VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE AND LOCATION \*\*

# Key Features

- TWO BED DETACHED
- DOUBLE GAARGE
- PRIVATE DOUBLE DRIVE
- UTILITY ROOM
- CORNER PLOT
- EXCEPTIONAL SPACE
- CONSERVATORY
- CLOSE TO ALL LOCAL AMENITIES

# Rooms and Dimensions

## ENTRANCE PORCH

4'3" x 20'4" (1.3 x 6.2)

## LOUNGE

13'7" x 14'9" (4.15 x 4.5)

## DINING ROOM

14'7" x 10'5" (4.47 x 3.19)

## CONSERVATORY

14'10" x 10'2" (4.53 x 3.11)

## KITCHEN

10'9" x 8'2" (3.29 x 2.51)

## UTILITY ROOM

8'9" x 6'7" (2.67 x 2.01)

## GUEST W.C

## FIRST FLOOR LANDING

## MASTER BEDROOM

14'9" x 11'8" (4.50 x 3.57)

## BEDROOM TWO

11'6" x 8'7" (3.52 x 2.62)

## EXTERNALLY

## PRIVATE DRIVE

## DOUBLE GARAGE

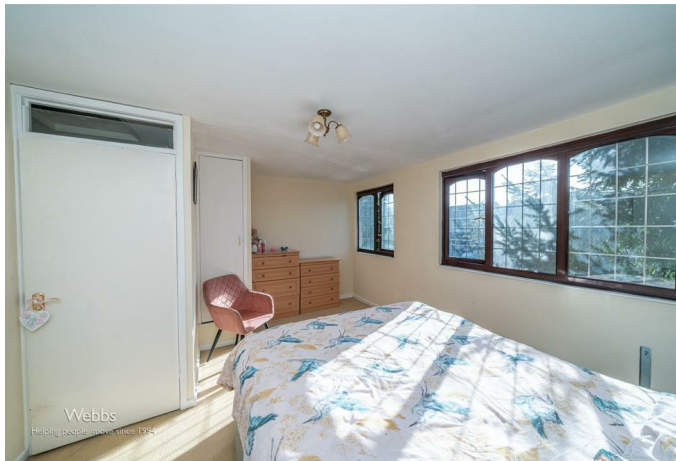
19'11" x 15'11" (6.09 x 4.86)

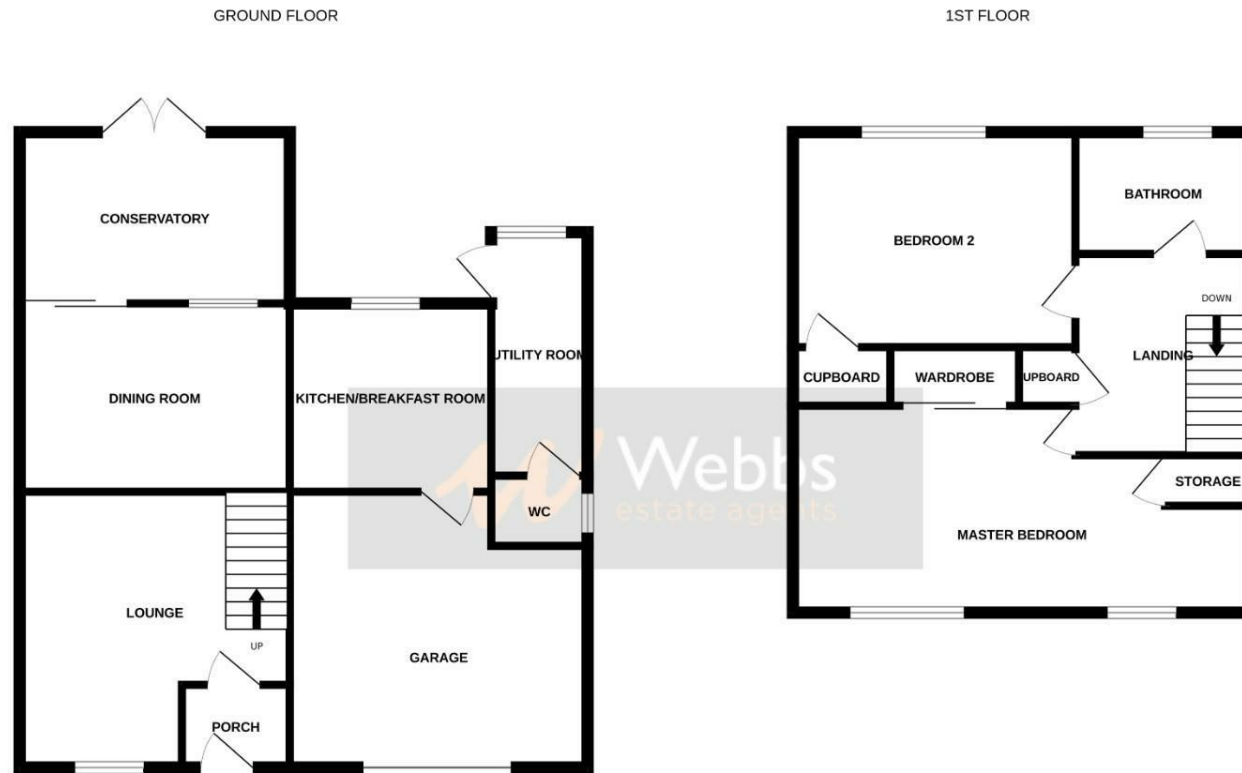
## PRIVATE REAR GARDEN

## Identification checks - C



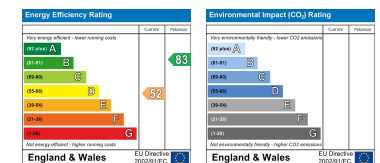






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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