



**Tomkinson Heights | Hednesford, Cannock | WS12 4XD**  
**Offers In The Region Of £475,000**





## Summary

**\*\* FABULOUS DETACHED FAMILY HOME \*\* ENVIABLE POSITION \*\* FOUR DOUBLE BEDROOMS \*\* MASTER SUITE WITH STUNNING EN-SUITE BATHROOM \*\* IMMENSE OPEN PLAN KITCHEN/LIVING SPACE \*\* LARGE GARAGE \*\* DOUBLE DRIVEWAY \*\* EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS \*\* ENCLOSED REAR GARDEN \*\* VIEWING STRONGLY ADVISED \*\* WALKING DISTANCE OF CANNOCK CHASE \*\* IMMACULATE THROUGHOUT \*\***

Webbs Estate Agents are delighted to welcome to market this STUNNING DETACHED FOUR BED FAMILY HOME which is only 2 years old and benefits from the remainder of the NHBC builders warranty. The property is sitting on an enviable sized plot and offers easy access to Cannock Chase, excellent schools, transport links, local shops and amenities. In brief consisting of a grand entrance hallway, storage cupboards, guest WC, good sized Lounge, SIMPLY BEAUTIFUL OPEN-PLAN KITCHEN/LIVING SPACE WITH INTEGRAL APPLIANCES, utility room, FOUR DOUBLE BEDROOMS with fitted wardrobes, En-suite to Master, beautiful family bathroom, externally there is a double drive providing ample parking, large Garage, good sized fully enclosed rear garden with Astro turf.

**\*\* CLOSE TO ALL LOCAL AMENITIES AND WALKING DISTANCE OF CANNOCK CHASE AN AREA OF OUTSTANDING NATURAL BEAUTY \*\***

## Key Features

- FOUR DOUBLE BEDROOMS
- GOOD SIZED LOUNGE
- STORAGE CUPBOARDS
- FAMILY BATHROOM
- LARGE GARAGE
- OPEN PLAN KITCHEN/LIVING SPACE
- DOWNSTAIRS GUEST W.C
- EN-SUITE BATHROOM
- DOUBE DRIVEWAY
- WALKING DISTANCE OF CANNOCK CHASE

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

15'1 x 12'4 (4.60m x 3.76m)

### KITCHEN/DINER

15'6 x 19'3 (4.72m x 5.87m)

### UTILITY

5'6 x 10'1 (1.68m x 3.07m)

### GUEST WC

### LANDING

### BEDROOM ONE

11'3 x 10'11 (3.43m x 3.33m)

### ENSUITE

7'6 x 5'8 (2.29m x 1.73m)

### BEDROOM TWO

9'4 x 10'8 (2.84m x 3.25m)

### BEDROOM THREE

9'4 x 10'8 (2.84m x 3.25m)

### BEDROOM FOUR

9'4 x 8'6 (2.84m x 2.59m)

### BATHROOM

5'6 x 9'11 (1.68m x 3.02m)

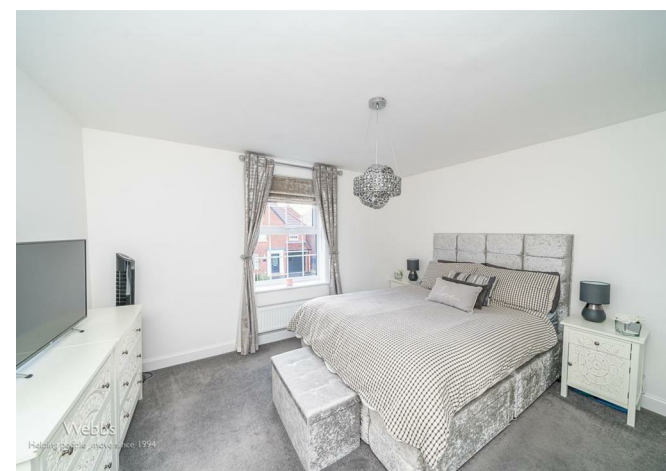
### GARAGE

19'11 x 9'10 (6.07m x 3.00m)

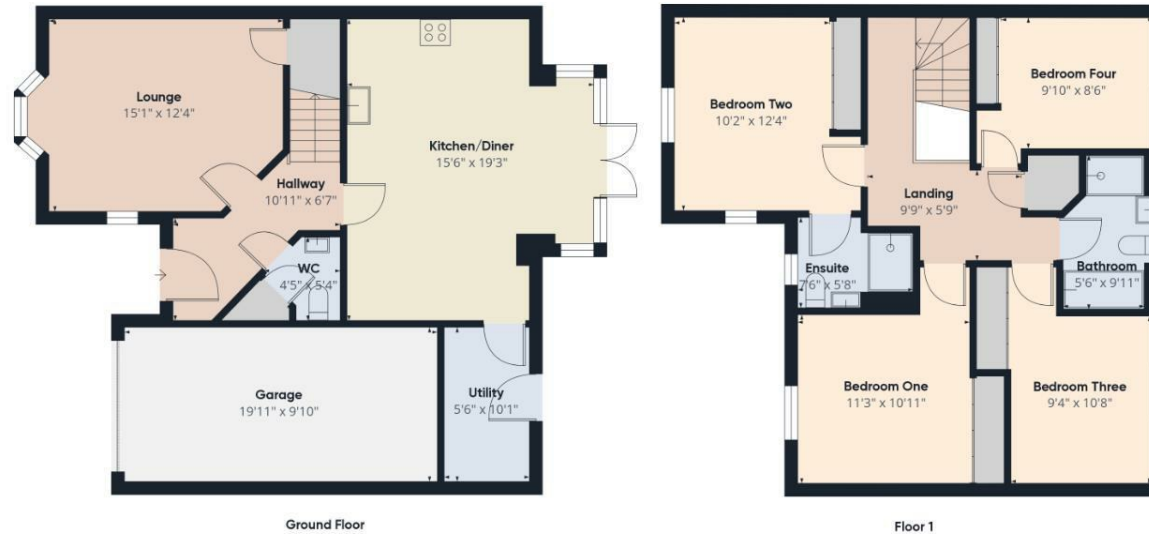
### DRIVEWAY

### GARDEN

### Identification Checks B







Approximate total area<sup>(1)</sup>  
1546.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

