



Webbs

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Winding House Drive | Cannock | WS12 4FP

Offers Invited £325,000



Summary

**** WOW ** SHOWHOME STANDARD THROUGHOUT ** 3 YEARS REMAINING ON NHBC BUILDERS WARRANTY ** FABULOUS CORNER PLOT ** BRAND NEW REFITTED KITCHEN DINER ** EXTREMELY WELL PRESENTED FAMILY DETACHED FAMILY HOME ** POPULAR LOCATION ** INTERNAL VIEWING IS ESSENTIAL ** STUNNING KITCHEN DINER ** UTILITY ROOM ** GUEST WC ** LOUNGE ** THREE BEDROOMS ** FAMILY BATHROOM & ENSUITE ** LANDSCAPED GARDENS & DRIVEWAY & DETACHED GARAGE ****

Webbs Estate Agents are pleased to bring to the market this exceptionally well presented, three bedroom double front detached family home on the sought after Greenwood Valley development. The property was built in 2018 and still benefits from the remaining NHBC 10 Year Guarantee, siting on a lovely corner position and benefits from a detached garage and driveway. Briefly comprising: through hallway, guest WC, utility room, STUNNING BRAND NEW REFITTED kitchen diner, utility room, spacious lounge, landing three bedrooms, family bathroom and en-suite to master. Externally there is landscaped gardens, driveway and detached garage.

The Greenwood Valley estate sits within natural parkland, as is close to a number of good primary and high schools. Close by is Hednesford town centre with a range of bars, restaurants, shops and salons. There is also the nearby bus and train stations a walk away

Key Features

- SHOW HOME STANDARD
- EN-SUITE
- GUEST W.C
- PRIVATE DRIVE
- THREE GENEROUS BEDROOMS
- UTILITY ROOM
- DETACHED GARAGE
- LANDSCAPED REAR GARDEN

Rooms and Dimensions

THROUGH HALLWAY

GUEST W.C

BEAUTIFUL KITCHEN/DINER

18'5" x 9'6" (5.63 x 2.91)

UTILITY ROOM

6'1" x 5'2" (1.87 x 1.59)

GENEROUS LOUNGE

18'5" x 10'2" (5.63 x 3.12)

FIRST FLOOR LANDING

MASTER BEDROOM

18'5" x 10'2" (5.63 x 3.12)

EN-SUITE

BEDROOM TWO

10'6" x 9'2" (3.22 x 2.80)

BEDROOM THREE

9'2" x 7'6" (2.80 x 2.31)

FAMILY BATHROOM

EXTERNALLY

DETACHED GARAGE

LANDSCAPED GARDEN

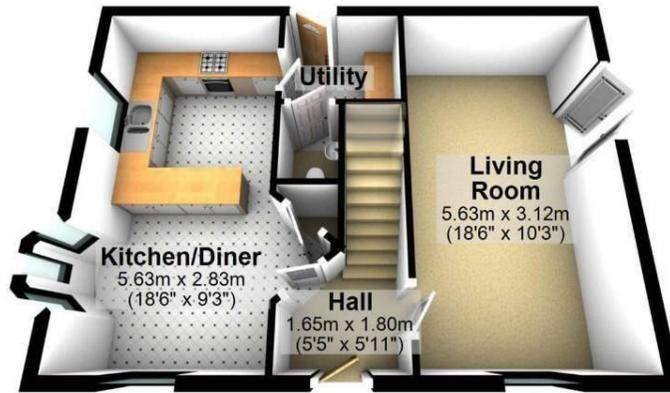
PRIVATE DRIVE

Identification checks - C





Ground Floor



Outbuilding



First Floor



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	83		
<p>Key average energy - lower energy costs</p> <p>100-125 kWh/m² A</p> <p>125-150 kWh/m² B</p> <p>150-175 kWh/m² C</p> <p>175-200 kWh/m² D</p> <p>200-225 kWh/m² E</p> <p>225-250 kWh/m² F</p> <p>250-300 kWh/m² G</p>		<p>Key average energy - lower CO₂ emissions</p> <p>100-125 g/m² A</p> <p>125-150 g/m² B</p> <p>150-175 g/m² C</p> <p>175-200 g/m² D</p> <p>200-225 g/m² E</p> <p>225-250 g/m² F</p> <p>250-300 g/m² G</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	