



Webbs

Holding people move since 1994

Rugeley Road | Hazel Slade, Cannock | WS12 0PG
Offers In Excess Of £900,000

 Webbs
estate agents

Summary

** SIMPLY STUNNING ** INDIVIDUALLY DESIGNED EXECUTIVE HOME *** FOUR DOUBLE BEDROOMS WITH EN-SUITE TO MASTER *** FAMILY BATHROOM *** FABULOUS KITCHEN/FAMILY ROOM *** CONTEMPORARY LIVING *** BACKING ONTO CANNOCK CHASE (AONB) AND CLOSE TO BEAU DESERT GOLF CLUB *** VIEWING ESSENTIAL TO APPRECIATE THE PROPERTY AND LOCATION *** 6 YEARS REMAINDER OF LABC BUILDERS WARRANTY **

WEBBS ESTATE AGENTS are ecstatic to bring to market this beautiful detached House, defining the edge of contemporary living. This imposing and incredibly high-spec detached residence defines quality and luxury, situated in Hazel Slade village, backing onto Cannock Chase, an 'Area Of Outstanding Natural Beauty'. Having MVHR systems providing fresh air 24hrs a day, triple glazing and a 25 year guarantee on roof coverings.

The ground-floor accommodation, with underfloor heating throughout, comprises an entrance hallway, guest WC, and a fabulous open-plan kitchen/diner that flows effortlessly into the generous lounge, offering modern open-plan living. On the first floor, the stunning landing leads to a family bathroom, four double bedrooms with the master having a walk-in wardrobe, en-suite shower room and double doors opening out onto the top garden area. Externally, there is a generous private driveway, double garage and a larger than average landscaped rear garden which is set over two levels with the top

Key Features

- IMPRESSIVE ENTRANCE
- INDIVIDUALLY DESIGNED EXECUTIVE HOME
- TRIPLE GLAZING
- CONTEMPORARY LIVING
- MVHR SYSTEM PROVIDING FRESH AIR 24HR A DAY
- SET WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY
- 6 YEARS REMAINDER OF LABC BUILDERS WARRANTY
- STUNNING GARDEN
- CLOSE TO BEAU DESERT GOLF CLUB

Rooms and Dimensions

IMPRESSIVE ENTRANCE

OPEN PLAN LOUNGE/DINING ROOM

12'5 x 30'8 (3.78m x 9.35m)

STUNNING OPEN PLAN KITCHEN

15'6 x 16'8 (4.72m x 5.08m)

UTILITY

9'11 x 6'0 (3.02m x 1.83m)

GUEST W/C

5'3 x 5'11 (1.60m x 1.80m)

GARAGE

15'10 x 17'4 (4.83m x 5.28m)

LANDING

BEDROOM ONE WITH BALCONY ACCESS

15'9 x 12'8 (4.80m x 3.86m)

ENSUITE

10'0 x 10'6 (3.05m x 3.20m)

WALK IN WARBRODE

5'4 x 10'6 (1.63m x 3.20m)

BEDROOM TWO

15'9 x 14'2 (4.80m x 4.32m)

BEDROOM THREE

12'6 x 12'9 (3.81m x 3.89m)

BEDROOM FOUR

12'6 x 9'6 (3.81m x 2.90m)

BATHROOM

12'5 x 7'7 (3.78m x 2.31m)

STUNNING GARDEN BACK ONTO THE CHASE

DRIVEWAY FOR MULTIPLE VEHICLES

IDENTIFICATION CHECKS - C







Approximate total area⁽¹⁾

216.8 m²

2332 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.

GIRAFFE360

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	Modelled
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	84	89
101-100	B	85	89
100-89	C	86	90
88-49	D	87	91
48-40	E	88	92
39-30	F	89	93
30-00	G	90	94
All energy efficient - higher running costs			
Very energy inefficient - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		
England & Wales	EU Directive 2002/91/EC		