



Willowherb Close | Heath Hayes, Cannock | WS11 7FL  
Offers In The Region Of £325,000

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# Summary

This beautifully presented and much-improved detached family home is located in a peaceful cul-de-sac overlooking the nature reserve and within a sought-after area of Cannock with excellent schools and transport links. Thoughtfully upgraded by the current owners, the property offers a flexible and spacious layout ideal for modern family life.

The ground floor boasts a welcoming entrance into the modern kitchen and having a door to the garage which is partially converted. A generous lounge diner filled with natural light, the rear hallway offers access to a versatile additional reception room ideal for a study or dining room, a ground-floor bedroom and a convenient guest WC. Upstairs, the first floor features three well-proportioned bedrooms and a stunning refitted four-piece family bathroom, complete with a bath, separate walk-in shower, modern vanity unit, and quality finishes throughout. Externally, the property benefits from a private, low-maintenance rear garden with lawn and patio seating area, a large garden shed offers ample storage and ample off-road parking is provided by a driveway to the front and side.

With its generous living space, stylish upgrades, and prime location close to local amenities, schools, and transport links, this is a superb opportunity for growing families or those seeking versatile accommodation in a quiet yet convenient setting.

# Key Features

- STUNNING STUNNING STUNNING
- REFITTED MODERN FOUR PIECE BATHROOM
- FRONT AND SIDE DRIVEWAY
- STUDY/PLAYROOM
- LANDSCAPED REAR GARDEN
- THREE/FOUR BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- SPACIOUS LOUNGE DINER
- GUEST WC
- EARLY VIEWING ADVISED

# Rooms and Dimensions

## MODERN KITCHEN

9'10" x 9'8" (3.00 x 2.96)

## PARTIALLY CONVERTED GARAGE

12'5" x 7'2" (3.80 x 2.20)

## SPACIOUS LOUNGE DINER

17'4" x 14'0" (5.30 x 4.27)

## REAR HALLWAY

## BEDROOM FOUR

8'11" x 7'2" (2.72 x 2.20)

## STUDY/PLAYROOM

8'11" x 7'1" (2.73 x 2.18)

## GUEST WC

## LANDING

## BEDROOM ONE

10'5" x 9'10" (3.20 x 3.00)

## BEDROOM TWO

9'6" x 8'10" (2.90 x 2.70)

## BEDROOM THREE

10'5" x 7'10" (3.20 x 2.40)

## REFITTED FOUR PIECE BATHROOM

8'8" x 6'9" (2.65 x 2.08)

## LANDSCAPED ENCLOSED REAR GARDEN WITH REAR ACCESS

## FRONT AND SIDE DRIVEWAY

## Identification checks - C



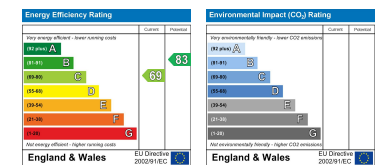






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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