



Wolverhampton Road | Wedges Mills, Cannock | WS11 1SX

Offers In The Region Of £475,000

 **Webbs**
estate agents

Summary

**** STUNNING STUNNING STUNNING ** TRADITIONAL DETACHED HOME ** OPEN PLAN MODERN KITCHEN, DINING AND FAMILY ROOM ** ONE BEDROOM ANNEX/SWIMMING POOL ** REFITTED GROUND FLOOR BATHROOM ** LOFT ROOM ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** EARLY VIEWING ADVISED ****

WEBBS ESTATE AGENTS, this beautifully presented home that's set on a spacious plot with stunning, uninterrupted views of rolling fields, this exquisite 4/5-bedroom detached residence blends contemporary elegance with timeless character. Ideally located for easy access to major roads and excellent rail connections, it offers both serene privacy and urban convenience, being just minutes from the vibrant town centre.

The ground floor accommodation consists of a spacious lounge, a simple stunning open plan family area which has a refitted modern kitchen and utility space, dining and family area with double doors to the garden, recently refitted ground floor bathroom, under the stairs there is a pantry which gives access to a small store space.

To the first floor the property boasts four bedrooms with the master having a dressing area and access to a balcony offering enviable views at the rear, the loft room has been converted and would be an ideal hobby room or bedroom with planning permission.

Key Features

- STUNNING SPACIOUS DETACHED HOME
- STUNNING OPEN PLAN KITCHEN, DINING AND FAMILY ROOM
- EXCELLENT TRANSPORT LINKS
- SPACIOUS LOUNGE
- OPEN VIEWS TO THE REAR
- FOUR/FIVE BEDROOMS
- LANDSCAPED REAR GARDEN
- ONE BEDROOM ANNEX/SWIMMING POOL
- AMPLE OFF ROAD PARKING
- VIEWING ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

LOUNGE

12'11" x 12'3" (3.96 x 3.74)

KITCHEN, DINING AND FAMILY AREA

25'1" x 17'7" (7.65 x 5.38)

GROUND FLOOR BATHROOM

PANTRY AND STORE ROOM

LANDING

BEDROOM ONE WITH BALCONY

12'3" x 11'6" (3.75 x 3.52)

BEDROOM ONE DRESSING AREA

8'2" x 5'1" (2.49 x 1.56)

BEDROOM TWO

13'4" x 10'2" (4.08 x 3.12)

BEDROOM THREE

8'0" x 7'6" (2.44 x 2.29)

BEDROOM FOUR

LOFT ROOM

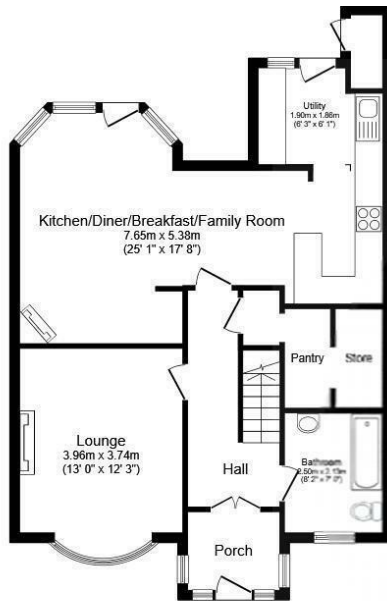
17'0" x 11'7" (5.20 x 3.55)

ANNEX BUNGALOW/ SWIMMING POOL

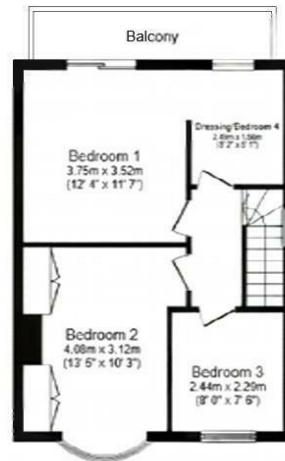
24'8" x 14'10" (7.52 x 4.53)



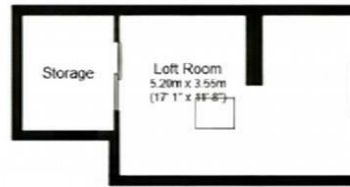




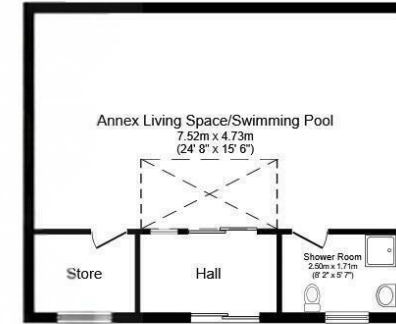
Ground Floor
Floor area 75.7 m² (814 sq.ft.)



First Floor
Floor area 45.0 m² (485 sq.ft.)



Loft Floor
Floor area 23.1 m² (248 sq.ft.)



Annex/Swimming Pool
Floor area 51.2 m² (551 sq.ft.)

TOTAL: 195.0 m² (2,099 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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
 77 68		 G	
<small> Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Environmental Impact (CO₂) Rating: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70). </small>	<small>EU Directive 2002/91/EC</small>	<small> Environmental Impact (CO₂) Rating: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70). Environmental Impact (CO₂) Rating: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70). </small>	<small>EU Directive 2002/91/EC</small>