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**Wellington Drive | Cannock | WS11 1PX**

**Offers Around £440,000**





# Summary

**\*\*SUPERBLY PROPORTIONED & IMMACULATELY PRESENTED \*\* FOUR/FIVE BED DETACHED \*\* TWO RECEPTION ROOMS \*\* MASTER EN-SUITE \*\* UTILITY ROOM \*\* GARAGE \*\* AMPLE PARKING \*\***

WEBBS ESTATE AGENTS are delighted to welcome to market a truly stunning detached family home Nestled in the desirable area of Wellington Drive, Cannock. This splendid detached house offers a perfect blend of comfort, space and style. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The layout includes two inviting reception rooms, providing versatile areas for relaxation and entertainment. There is a study which could easily be used for a fifth bedroom or another sitting room .

The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze. The house is designed to cater to modern living, with each room thoughtfully arranged to create a warm and welcoming atmosphere. The well established private rear garden makes for an excellent space to entertain guests or unwind long day at work.

The location in Cannock is particularly appealing, offering a peaceful residential setting while still being close to local amenities, schools, and parks. This property presents an excellent opportunity for those looking to settle in a vibrant community.

In summary, this detached house on Wellington Drive is a fantastic choice for anyone seeking a spacious family home in a sought-after area. With its ample bedrooms, multiple reception rooms, and convenient bathrooms, it is sure to meet the needs of a growing family or those who enjoy entertaining. Do not miss the chance to make this lovely property your new home.

# Key Features

- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE
- WALKING DISTANCE TO CANNOCK TOWN
- OVERLOOKS FIELDS
- MASTER EN-SUITE
- STUDY/FIFTH BEDROOM
- WELL ESTABLISHED GOOD SIZED REAR GARDEN
- CLOSE TO MAJOR TRANSPORT LINKS
- VIEWING HIGHLY RECOMMENDED

# Rooms and Dimensions

## ENTRANCE HALLWAY

**LOUNGE**  
18'1" x 11'10" (5.53m x 3.61m )

**DINING ROOM**  
10'4" x 10'4" (3.15m x 3.17m )

**BREAKFAST KITCHEN**  
13'5" x 9'1" (4.09m x 2.79m )

**STUDY**  
11'8" x 10'5" (3.58m x 3.19m )

## UTILITY ROOM

## DOWNSTAIRS GUEST W.C

## INTEGRAL GARAGE

## FIRST FLOOR LANDING

**MASTER BEDROOM**  
16'9" x 10'4" (5.13m x 3.16m )

## MASTER EN-SUITE

**BEDROOM TWO**  
10'4" x 12'0" (3.16m x 3.68m )

**BEDROOM THREE**  
11'10" x 10'4" (3.62m x 3.16m )

**BEDROOM FOUR**  
11'3" x 8'7" (3.43m x 2.62m )

## FAMILY BATHROOM

## EXTERNALLY

## LARGE FRONNT LAWN

## DRIVE PROVIDING AMPLE PARKING

## GOOD SIZED PRIVATE REAR GARDEN

## IDENTIFICATION CHECKS - C

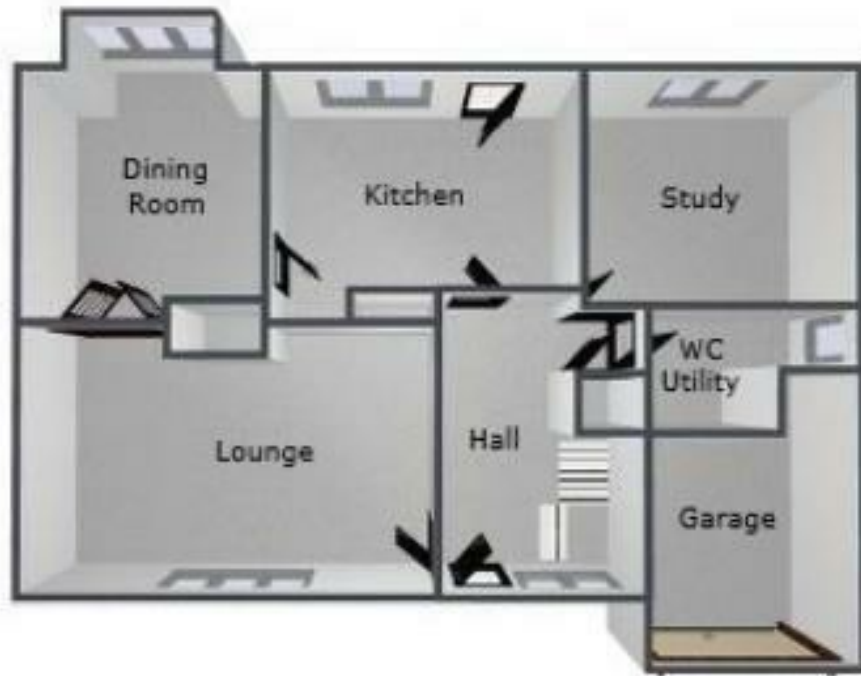




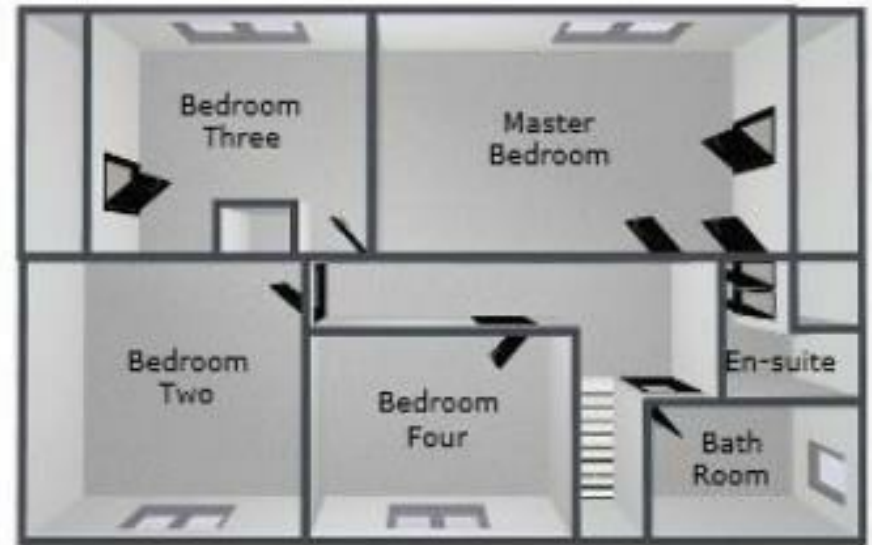




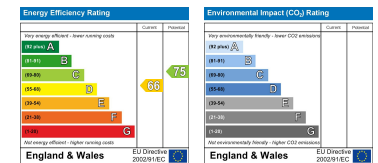
## Ground Floor



## 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.



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