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**Sweetbriar Way | Wimblebury, Cannock | WS12 2US**  
**Offers Around £320,000**

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estate agents

# Summary

Webbs Estate Agents are delighted to offer for sale this beautifully presented and spacious three-bedroom detached family home, ideally positioned on a private driveway within the highly sought-after Heath Hayes area, and available with no onward chain. Nestled in a peaceful and private setting, this attractive property provides generous and well-planned living accommodation throughout.

Upon entering, you are welcomed by a bright and inviting hallway which leads through to a modern, well-presented kitchen. The ground floor further boasts a superb 19ft+ lounge-diner, filled with natural light and enhanced by stylish bi-fold door and fitted window shutters, offering both elegance and practicality. A convenient downstairs cloakroom completes the ground floor. The first floor features three well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while a spacious family bathroom serves the two further bedrooms. Externally, this home continues to impress. To the front, a tarmac driveway provides ample off-road parking and leads to an integral garage. The rear garden is a particular highlight, beautifully landscaped for both relaxation and entertaining. It enjoys a high degree of privacy, featuring a manicured lawn, block-paved edging, decorative planting, and a resin seating area with pathway, along with side gated access.

This outstanding property presents a rare opportunity to acquire a superb family home in a prime location, offered with no chain. Early viewing is strongly recommended.

# Key Features

- DESIRABLE LOCATION - NO CHAIN
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- GARAGE AND DRIVEWAY
- QUIET LOCATION
- GUEST WC
- DETACHED THREE BEDROOM HOME
- LANDSCAPED REAR GARDEN
- LARGE LOUNGE DINER
- EN-SUITE SHOWER ROOM
- VIEWING ESSENTIAL

# Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

KITCHEN

10'2" x 7'11" (3.11 x 2.43)

SPACIOUS LOUNGE DINER

19'9" x 10'4" (6.03 x 3.15)

LANDING

BEDROOM ONE

11'1" x 10'6" (3.40 x 3.22)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11'5" x 10'11" (3.49 x 3.35)

BEDROOM THREE

10'7" x 6'5" (3.23 x 1.98)

FAMILY BATHROOM

8'2" x 7'5" (2.49 x 2.28)

GARAGE

16'4" x 7'10" (4.99 x 2.39)

LANDSCAPED REAR GARDEN

FRONT DRIVEWAY AND GARDEN

IDENTIFICATION CHECKS - C





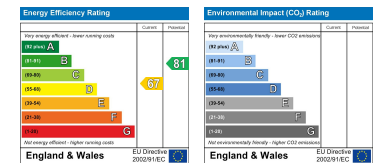
GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix 6/2025

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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