Heather Valley | Cannock | WS12 1TA

Offers In The Region Of £625,000

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Summary

******* YOU WILL ONLY UNDERSTAND THE QUALITY AND SIZE OF THIS PROPERTY IF YOU VIEW IT **********
** HAVING A ONE BEDROOM SELF CONTAINED ANNEX ** DETACHED HOME ** STUNNING LANDSCAPED REAR GARDEN WITH GIN LOUNGE ** SET OVER 3 FLOORS ** GROUND FLOOR OPEN PLAN LIVING AREA ** MODERN WELL EQUIPPED BREAKFAST KITCHEN ** FIRST FLOOR BEDROOM WITH EN-SUITE ** CLOSE TO HEDNESFORD HILLS ** IDEAL FOR TOWN CENTRE AND TRAIN STATION **

WEBBS ESTATE AGENTS are pleased to offer for sale a simply stunning show home standard detached home set over three floors and offering enviable living space which includes a self contained one bedroom annex with its own entrance offering independent living within this home.
In brief the ground floor level offers open plan living space with lounge, dining and kitchen areas, the modern kitchen is well equipped and has a door to the utility room,.
To the second floor the main entrance hallway has stairs rising to the second floor and down to the ground, a large double bedroom with en-suite shower room occupies this floor, internal entrance to the annex and a door to the garage with electric roller door.
To the second floor there are two generous double bedrooms and a stunning family bathroom, externally this property has a landscaped rear garden with a Gin Lounge and a sun room.

Key Features

- SET OVER THREE FLOORS
- LANDSCAPED GARDEN
- GARAGE
- BEDROOM WITH EN-SUITE
- VIEWING IS ESSENTIAL
- STUNNING OPEN PLAN KITCHEN
- CLOSE TO HEDNESFORD HILLS
- CUL - DE - SAC LOCATION
- IMMACULATE THROUGHOUT

Rooms and Dimensions

GROUND FLOOR OPEN PLAN LIVING AREA AND KITCHEN

LOUNGE AREA
19'11" x 12'3" (6.09 x 3.75)

DINING AREA
11'3" x 8'5" (3.44 x 2.57)

BREAKFAST KITCHEN
20'11" x 7'2" (6.40 x 2.20)

UTILITY ROOM
7'7" x 6'10" (2.33 x 2.10)

SUN ROOM
9'4" x 11'9" (2.87 x 3.60)

GUEST WC

INNER HALLWAY

FIRST FLOOR LANDING WITH ENTRANCE PORCH

BEDROOM ONE
15'1" x 12'5" (4.61 x 3.79)

EN-SUITE SHOWER ROOM
6'0" x 4'8" (1.85 x 1.43)

SECOND FLOOR LANDING

BEDROOM TWO
15'1" x 12'5" (4.61 x 3.79)

BEDROOM THREE
17'1" x 7'8" (5.22 x 2.35)

ENVIABLE FAMILY BATHROOM
6'2" x 7'0" (1.89 x 2.15)

SELF CONTAINED ONE BEDROOM ANNEX

LOUNGE WITH BALCONY
14'7" x 12'5" (4.45 x 3.79)

REFITTED KITCHEN
8'8" x 8'5" (2.66 x 2.59)

BEDROOM WITH FITTED WARDROBE
17'1" x 7'8" (5.22 x 2.35)

SHOWER ROOM

LANDSCAPED REAR GARDEN

DRIVEWAY TO FRONT

IDENTIFICATION CHECKS - C

IMAGE DISCLAIMER

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Approximate total area(1)

247 m²

Reduced headroom

16.4 m²

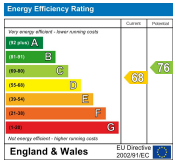
(1) Excluding balconies and terraces

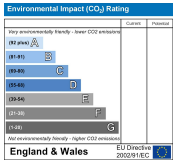
Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

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