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Harebell Close | Cannock | WS12 3XA

£425,000

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Summary

Stunning Extended Detached Family Home – Finished to an Exceptional Standard

This beautifully extended detached home has been finished to a high standard throughout and is ideally located within excellent school catchment areas, offering superb transport links and convenient access to the Designer Shopping Village, as well as a range of local shops and amenities.

Internally, the property briefly comprises a spacious open-plan living area featuring a cosy lounge space, a generous dining area, and a stunning refitted modern kitchen. Additional ground-floor accommodation includes a versatile office/playroom, a useful utility room, and a guest WC. To the first floor, there are four well-proportioned bedrooms, a stylish refitted family bathroom, and a contemporary en-suite shower room.

Externally, the property benefits from a beautifully landscaped rear garden with patio seating areas, ideal for outdoor entertaining. Ample off-road parking is available to the front via a large block-paved

Key Features

- STUNNING STUNNING STUNNING
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- REFITTED FAMILY BATHROOM AND EN-SUITE
- STUDY/PLAYROOM
- LANDSCAPED REAR GARDEN
- EXTENDED FOUR BEDROOM DETACHED HOME
- MODERN REFITTED KITCHEN
- LARGE OPEN PLAN LIVING AREA
- LARGE BLOCK PAVED DRIVEWAY
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE

OPEN PLAN LIVING AREA

LOUNGE DINER AREA

16'6" x 15'1" (5.05 x 4.61)

LIVING ROOM AREA

12'8" x 9'9" (3.88 x 2.98)

KITCHEN AREA

23'9" x 9'4" (7.25 x 2.85)

UTILITY ROOM

9'10" x 8'8" (3.00 x 2.65)

GUEST WC

GARAGE AREA/STORAGE ROOM

10'1" x 4'10" (3.09 x 1.48)

LANDING

BEDROOM ONE

10'9" x 9'11" (3.29 x 3.03)

EN-SUITE SHOWER ROOM

6'6" x 5'4" (1.99 x 1.65)

BEDROOM TWO

15'4" x 7'3" (4.68 x 2.23)

BEDROOM THREE

9'8" x 8'9" (2.97 x 2.69)

BEDROOM FOUR

10'0" x 8'5" (3.05 x 2.59)

FAMILY BATHROOM

OFFICE/PLAYROOM

8'4" x 7'4" (2.55 x 2.26)

ENCLOSED REAR GARDEN

LARGE DRIVEWAY

IDENTIFICATION CHECKS - C





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
72	85	72	85
Energy Efficiency Rating: 72 (Current), 85 (Target) Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO ₂) Rating: 72 (Current), 85 (Target) Environmental Impact (CO ₂) Rating Legend: A (10-20), B (21-30), C (31-40), D (41-50), E (51-60), F (61-70), G (71-80)	
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