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Sunfield Road | Cannock | WS11 1NJ

Asking Price £400,000

 **Webbs**
estate agents

Summary

**** DECEPTIVELY SPACIOUS ** IMMACULATELY PRESENTED ** FOUR BED DETACHED FAMILY HOME ** HIGHLY DESIRABLE AREA ** WALKING DISTANCE TO SHOAL HILL COMMON ** LINCRUSTA WALLPAPER THROUGHOUT ** SOLID GERFLOR WOOD FLOORING ****

WEBBS ESTATE AGENTS are delighted to welcome to the market the impressive Sunfield Road, a four-bed detached family home. Sunfield Road is nestled in the beautiful and highly desirable Shoal Hill area of Cannock. You are sure to fall in love with all that this property has to offer, giving you space, comfort, style and convenience. The property briefly comprises an impressive through hallway, a spacious and warm welcoming living room, a fabulous-sized dining room, a kitchen with high-end integral appliances, a guest w.c and plenty of storage. On the first floor landing, there are four ample-sized bedrooms, a walk-in wardrobe and a luxury family bathroom. The property boasts high-end Gerflor wood flooring and has been decorated throughout with Lincrusta wallpaper.

EXTERNALLY

The property sits in a quiet cul-de-sac and has views towards the trees and fields beyond. There is a driveway which provides ample parking for several vehicles.

The rear garden has been lovingly landscaped and is not overlooked. Sun pours into the Garden for most of the day, providing the perfect space for a tranquil evening after a long day at work.

Location could not be better, being close to Shoal Hill Common, where you can envelop yourself in nature. Cannock town is also within walking distance, where you will find all your local amenities. All local major transport links are within easy reach.

Key Features

- FOUR BEDROOMS
- GREAT SIZED FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- WALKING DISTANCE TO SHOAL HILL COMMON
- LINCRUSTA WALLPAPER
- TWO GOOD SIZED RECEPTION ROOMS
- GUEST W.C
- PARKING FOR SEVERAL VEHICLES
- WALKING DISTANCE TO CANNOCK TOWN
- GERFLOR SOLID WOOD FLOORING

Rooms and Dimensions

ENTRANCE HALLWAY

16'1" x 7'4" max (4.919 x 2.260 max)

LIVING ROOM

16'2" x 11'2" (4.933 x 3.418)

DINING ROOM

18'0" x 11'7" (5.496 x 3.537)

GUEST W.C

LAUNDRY ROOM

KITCHEN

11'6" x 10'10" (3.528 x 3.321)

FIRST FLOOR LANDING

MASTER BEDROOM

11'11" x 11'7" (3.641 x 3.531)

BEDROOM TWO

11'8" x 8'6" (3.559 x 2.609)

BEDROOM THREE

11'7" x 7'7" (3.549 x 2.330)

BEDROOM FOUR

8'6" x 8'4" (2.593 x 2.558)

EXTERNALLY

BLOCK PAVED DRIVE

LANDSCAPED FULLY ENCLOSED REAR GARDEN

IDENTIFICATION CHECKS - C







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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
74.00	75.00	10.00	10.00
75.00	76.00	10.50	10.50
76.00	77.00	11.00	11.00
77.00	78.00	11.50	11.50
78.00	79.00	12.00	12.00
79.00	80.00	12.50	12.50
80.00	81.00	13.00	13.00
81.00	82.00	13.50	13.50
82.00	83.00	14.00	14.00
83.00	84.00	14.50	14.50
84.00	85.00	15.00	15.00
85.00	86.00	15.50	15.50
86.00	87.00	16.00	16.00
87.00	88.00	16.50	16.50
88.00	89.00	17.00	17.00
89.00	90.00	17.50	17.50
90.00	91.00	18.00	18.00
91.00	92.00	18.50	18.50
92.00	93.00	19.00	19.00
93.00	94.00	19.50	19.50
94.00	95.00	20.00	20.00
95.00	96.00	20.50	20.50
96.00	97.00	21.00	21.00
97.00	98.00	21.50	21.50
98.00	99.00	22.00	22.00
99.00	100.00	22.50	22.50

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