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Longford Road | Cannock | WS11 1NE

Asking Price £499,950

 **Webbs**
estate agents

Summary

WEBBS ESTATE AGENTS are delighted to offer this individually designed four-bedroom detached home on Longford Road, Cannock. Rebuilt to a high specification, the property combines contemporary open-plan living with outstanding energy performance, smart-home technology and a highly convenient location within walking distance of Cannock town centre.

Following a comprehensive rebuild, the property has been meticulously re-engineered by award-winning architects and skilled tradespeople, with every element designed and executed to a high specification. Every detail has been thoughtfully considered, resulting in a residence that is not only aesthetically pleasing but also highly functional.

The property boasts an impressive Eco-friendly A rating EPC, highlighting its commitment to sustainability. Equipped with solar panels and a 5 kWh battery storage system, it ensures energy efficiency while reducing your carbon footprint. The Mitsubishi air source heat pumps provide efficient heating and cooling, while the EV charger caters to electric vehicle owners. Additionally, the 400mm loft insulation guarantees warmth and comfort throughout the year.

The house is fully smart-enabled, allowing lighting, heating, blinds, and climate control to be managed via smartphone or voice control (Alexa compatible), integrating seamlessly into everyday use.

In summary, this exceptional property on Longford Road is a perfect choice for those who appreciate modern design, eco-friendly living, and the latest in smart home technology. Don't miss the opportunity to make this remarkable house your new home.

Key Features

- ALEXA CONTROLLED SMART HOME
- ECO FRIENDLY A RATING
- DESIGNER BATHROOMS WITH RAIN SHOWERS
- HIGHLY DESIRABLE AREA
- LANDSCAPED GOOD SIZED REAR GARDEN
- FOUR BED DETACHED FAMILY HOME
- BESPOKE HIGH END FINISH
- BI FOLD DOORS
- OPEN PLAN LOUNGE/KITCHEN/FAMILY ROOM
- WALKING DISTANCE TO CANNOCK CHASE

Rooms and Dimensions

Entrance Hallway

Flexible reception room/Bedroom Four
8'8" x 11'1" (2.66 x 3.39)

Guest WC

Open Plan Living Area
10'9" x 15'3" (3.30 x 4.65)

Open Plan Kitchen
9'8" x 9'7" (2.96 x 2.93)

Utility
6'6" x 2'8" (2.00 x 0.83)

Office
6'2" x 7'2" (1.89 x 2.19)

Landing

Bedroom One
9'0" x 15'3" (2.75 x 4.65)

Ensuite

7'11" x 4'6" (2.42 x 1.38)

Dressing Room

Bedroom Two
17'8" x 9'9" (5.39 x 2.98)

Bedroom Three
10'10" x 11'7" (3.31 x 3.54)

Bathroom
10'11" x 6'0" (3.34 x 1.83)

Driveway

Garage
12'9" x 7'8" (3.91 x 2.34)

Rear Garden

IDENTIFICATION CHECKS - C

Agents Notes

Agent notes





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Approximate total area⁽¹⁾
148.2 m²

(1) Excluding balconies and terraces

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
93	95		
<p>Energy Efficiency Rating scale (A-G):</p> <ul style="list-style-type: none"> A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 49-54 F: 35-48 G: 1-34 		<p>Environmental Impact (CO₂) Rating scale (A-G):</p> <ul style="list-style-type: none"> A: 10-49 B: 50-99 C: 100-149 D: 150-199 E: 200-249 F: 250-299 G: 300-349 	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	