



Meadowsweet Way | Wimblebury, Cannock | WS12 2GS

Offers In The Region Of £445,000



## Summary

**\*\* NO ONWARD CHAIN \*\* SHOW HOME STANDARD \*\* FIVE BEDROOMS \*\* EXECUTIVE DETACHED HOME \*\* MODERN KITCHEN DINER \*\* GROUND FLOOR SELF CONTAINED ANNEX WITH ULTRA-MODERN EN SUITE \*\* TWO RECEPTION ROOMS \*\* DETACHED SUMMER HOUSE \*\* EN SUITE TO MASTER \*\* OPEN VIEWS TO THE FRONT \*\* VIEWING ESSENTIAL \*\***

This beautifully presented, five bedroomed, detached family home with annex, located in the desirable and quiet cul-de-sac of Meadowsweet Way, has been extensively improved and offers spacious living areas, high-quality finishes, and an ideal quiet location with unique calming views onto the nature reserve facing. The property offers flexible modern family living. The ground floor en-suite annex having both integrated and separate entry access, thus providing options for variety of uses (ideal teenager/granny flat, Airbnb business, office/business facility)

Internally, the home includes a welcoming hallway with oak flooring, a guest WC, a large living room with a bay window, a dining room with sliding doors to the conservatory, and a modern kitchen with integrated appliances and a breakfast bar. The annex comprises of a utility/kitchenette and connects to a converted ground-floor front facing bedroom with its own en-suite shower room, ideal for guests or as a self-contained annex. Also unique to the house is a second side entrance, giving separate/private access to the annex

Upstairs, the master bedroom has an en-suite shower room, and there are three additional well-presented bedrooms. The family bathroom features a modern shower cubicle. Outside, the property boasts a front block-paved driveway with beautiful unspoilt views of the nature reserve, a front garden with plants and pathways, and a beautifully landscaped, low maintenance, rear garden with a patio, dividing glass balustrade, summerhouse (part insulated, with mains power affording a further office use potential) and a variety of plants.

Call Webbs today to secure your viewing today!!

## Key Features

- BEAUTIFUL CONTEMPORARY EXECUTIVE FIVE BEDROOM DETACHED HOME
- UNSPOILT OPEN VIEWS TO THE FRONT
- TWO RECEPTION ROOMS AND CONSERVATORY
- LANDSCAPED GARDENS
- KITCHEN DINER
- PLUS SELF CONTAINED GROUND FLOOR ANNEX
- THREE BATHROOMS (TWO EN SUITE)
- DETACHED SUMMER HOUSE/OFFICE TO REAR
- FINISHED TO AN IMPECCABLE STANDARD THROUGHOUT
- NO ONWARD CHAIN

## Rooms and Dimensions

### Entrance Hall

### Guest WC

### Lounge

11'8" x 16'6" (3.58m x 5.05m)

### Dining Room

9'4" x 12'5" (2.85m x 3.79m)

### Conservatory

11'5" x 8'7" (3.48m x 2.64m)

### Kitchen

8'4" x 13'9" (2.56m x 4.21m)

### Dining Area

6'6" x 7'9" (2.00m x 2.38m)

### Kitchenette

### Annex/ Bedroom Five

18'1" x 8'3" (5.53m x 2.53m)

### En Suite

### First Floor Landing

### Master Bedroom

12'9" x 9'2" (3.90m x 2.81m)

### En Suite

5'0" x 4'1" (1.53m x 1.26m)

### Bedroom Two

9'3" x 8'9" (2.82m x 2.67m)

### Bedroom Three

8'6" x 9'9" (2.61m x 2.98m)

### Bedroom Four

8'7" x 6'9" (2.64m x 2.06m)

### Family Bathroom

5'7" x 7'0" (1.72m x 2.15m)

### Summer House

11'5" x 9'10" (3.5m x 3.0m)

### IDENTIFICATION CHECKS - C

### Location





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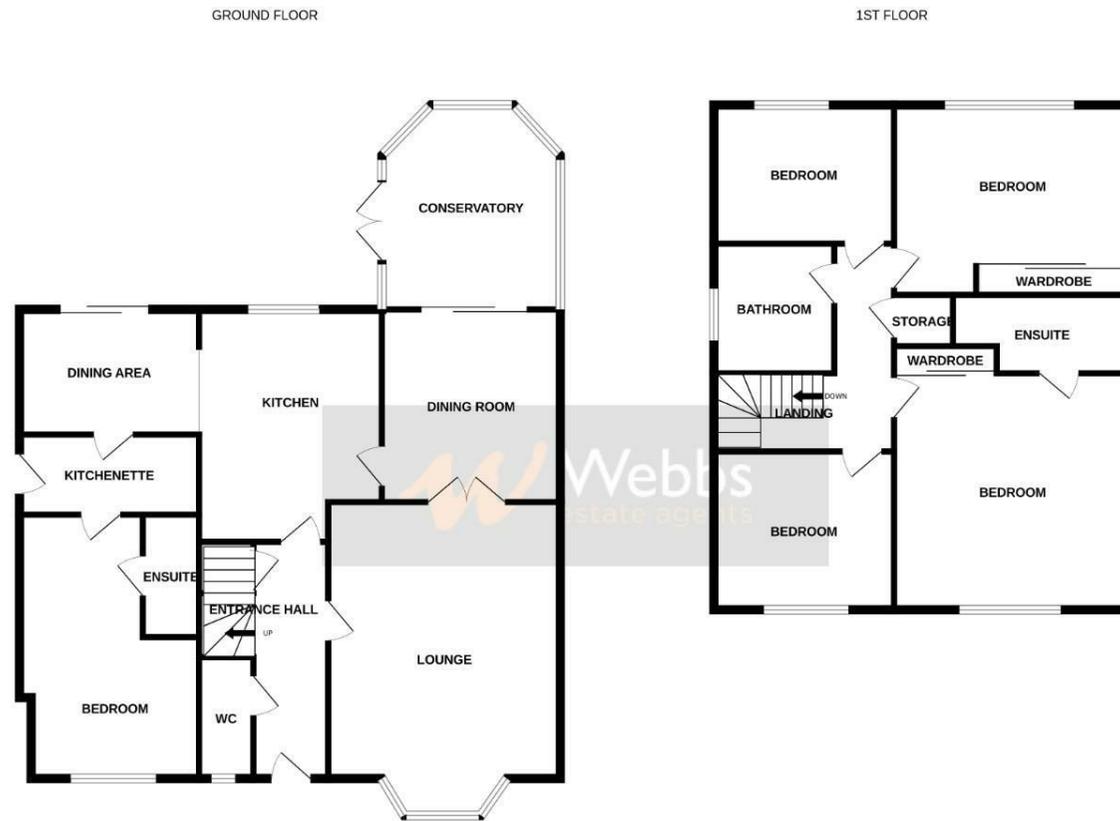
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: <b>A</b> 15-20 kWh/m <sup>2</sup> per year (typical)	Energy Efficiency Rating: <b>A</b> 15-20 kWh/m <sup>2</sup> per year (typical)	Environmental Impact (CO <sub>2</sub> ) Rating: <b>A</b> 15-20 g/m <sup>2</sup> per year (typical)	Environmental Impact (CO <sub>2</sub> ) Rating: <b>A</b> 15-20 g/m <sup>2</sup> per year (typical)
70%	79%	70%	79%
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