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**Kinglet Way | Cannock | WS11 9BD**

**Offers Over £465,000**

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estate agents

## Summary

**\*\* SPACIOUS FIVE BED DETACHED FAMILY HOME \*\* EN-SUITE TO MASTER \*\* GREAT SIZED RECEPTION ROOMS \*\* OPEN PLAN KITCHEN/DINER \*\* STUNNING VIEWS \*\***

WEBBS ESTATE AGENTS are delighted to welcome Kinglet Way to market in Norton Canes, Cannock. This modern and spacious five-bedroom detached house offers an ideal family home. Upon entering, you are greeted by a great sized reception rooms perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the contemporary open plan kitchen and dining area, which provides a wonderful space for family meals and gatherings.

The property boasts a well-appointed utility room and a convenient guest cloakroom, enhancing the practicality of everyday living. The master bedroom features an en suite shower room, ensuring a private retreat for the homeowners. In addition, there are four further generously sized bedrooms, making this home perfect for larger families or those needing extra space for guests or a home office.

The family bathroom is thoughtfully designed, catering to the needs of the household. Outside, the rear garden offers a tranquil space for outdoor activities and relaxation, while the driveway and garage provide ample parking and storage solutions. The property over looks a nature area where you will often see deer grazing .

This property is a true gem, combining modern living with comfort and convenience. Viewing is highly recommended to fully appreciate all that this delightful home has to offer.

## Key Features

- Modern five-bedroom detached house
- Contemporary kitchen and dining area
- Master bedroom with en suite
- Family bathroom with modern fittings
- Driveway and garage for parking
- Spacious lounge for relaxation
- Convenient utility room and cloakroom
- Four additional good-sized bedrooms
- Lovely rear garden for outdoor fun
- Viewing highly recommended!

## Rooms and Dimensions

### Entrance Hallway

### Guest WC

### Lounge

11'10" x 17'0" (3.61 x 5.20)

### Open Plan Kitchen/Diner

25'7" x 12'5" (7.80 x 3.80)

### Utility

5'6" x 10'5" (1.69 x 3.18)

### Landing

### Bedroom One

12'0" x 11'1" (3.68 x 3.39)

### Ensuite

### Bedroom Two

11'11" x 8'7" (3.65 x 2.63)

### Bedroom Three

11'1" x 8'0" (3.38 x 2.46)

### Bedroom Four

9'8" x 8'3" (2.95 x 2.54)

### Bedroom Five

7'6" x 9'10" (2.31 x 3.02)

### Garage

9'4" x 17'0" (2.87 x 5.20)

### Front & Rear Gardens

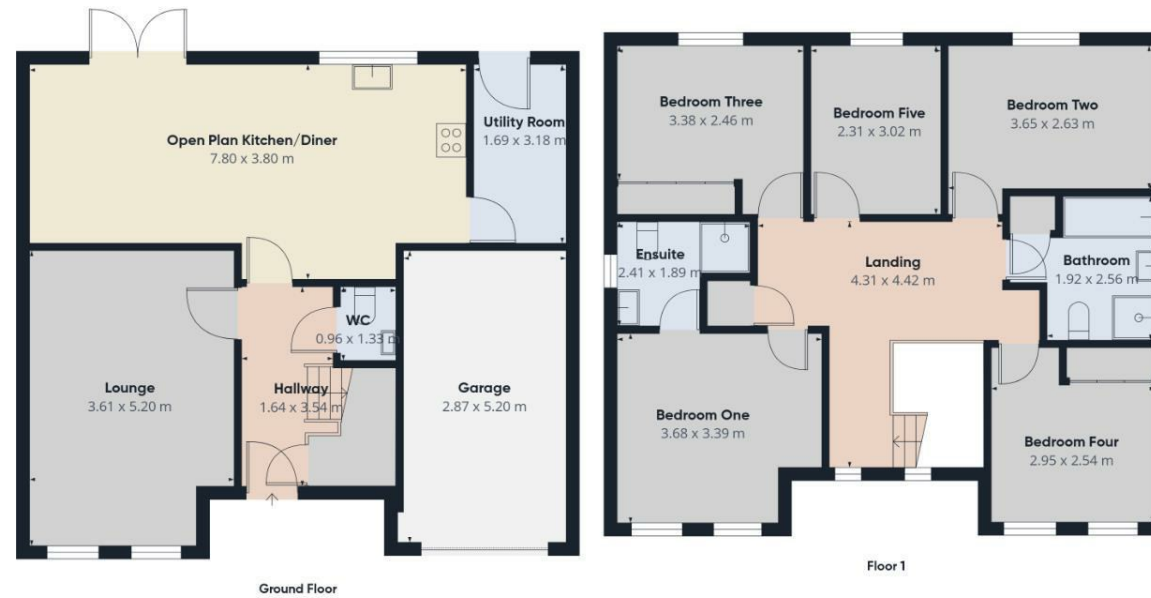
### Driveway

### Disclosure

### IDENTIFICATION CHECKS - C







Approximate total area<sup>(1)</sup>  
147.1 m<sup>2</sup>

(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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
85	B	82	B
80-84	C	70-81	C
75-79	D	55-69	D
70-74	E	40-54	E
65-69	F	25-39	F
60-64	G	10-24	G

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