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Heath Gap Road | Cannock | WS11 6DS

Offers Around £399,950



Summary

**** UNIQUE ** SUBSTANTIAL TRADITIONAL DOUBLE FRONTED DETACHED ** BI FOLD DOORS ** OPEN PLAN LIVING/FAMILY ROOM ** JULIET BALCONY ** GAMES ROOM/LOUNGE ** DETACHED DOUBLE GARAGE ** LARGE GARDEN ** PARKING FOR SIX ** OPEN PLAN KITCHEN ****

As you enter, you are greeted by a generous lounge that spans the width of the house, providing a warm and inviting atmosphere. The heart of the home is undoubtedly the large, refitted breakfast kitchen, which flows seamlessly into an expansive open-plan living and dining area. Bi-fold doors open up to the private, enclosed rear garden, creating a perfect space for entertaining or simply enjoying the outdoors.

The first floor boasts a luxurious master bedroom suite, complete with an ensuite bathroom and a delightful Juliet balcony that overlooks the beautifully manicured gardens. Three additional good-sized bedrooms and a sizeable family bathroom featuring a large Jacuzzi bath ensure ample space for everyone.

Outside, the property shines with a substantial garden that offers various sitting areas and a summer house. The converted garage, now a games room, adds further versatility to this already impressive home. Parking is a breeze with space for up to six vehicles, making it ideal for families with multiple cars.

Conveniently located just a stone's throw from both Cannock and Hednesford town centres, you will find all the local amenities you could wish for. The property is also situated within excellent catchment areas for both primary and secondary schools, and is only a ten-minute drive from the stunning Cannock Chase, an area of outstanding natural beauty.

Key Features

- SUBSTANTIAL FOUR BED DEATCHED
- BI FOLD DOOR TO GARDEN
- PARKING FOR 6 CARS
- JULIET BALCONY IN MASTER
- DOUBLE BEDROOMS
- LARGE OPEN PLAN KITCHEN
- CONVERTED GARAGE GAMES ROOM
- LARGE REAR GARDEN
- TWO BATHROOMS
- CLOSE TO CANNOCK

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST W.C

LOUNGE

23'10" x 11'8" (7.28 x 3.56)

KITCHEN

14'4" x 14'9" (4.38 x 4.52)

LIVING/DINING ROOM/FAMILY ROOM

17'9" x 14'9" (5.42 x 4.51)

FIRST FLOOR LANDING

MASTER BEDROOM

17'9" x 14'9" (5.42 x 4.5)

MASTER EN-SUITE

BEDROOM TWO

11'9" x 11'9" (3.6 x 3.6)

BEDROOM THREE DUAL ASPECT

11'9" x 11'9" (3.6 x 3.6)

FAMILY BATHRROM

BEDROOM FOUR

DOUBLE GARAGE/GAMES ROOM

IDENTIFICATION CHECKS - C





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Buyer Average: 100 kWh/m²/year (energy costs)</p> <p>100 kWh/m²/year (energy costs)</p> <p>105 kWh/m²/year (energy costs)</p> <p>110 kWh/m²/year (energy costs)</p> <p>115 kWh/m²/year (energy costs)</p> <p>120 kWh/m²/year (energy costs)</p> <p>125 kWh/m²/year (energy costs)</p> <p>130 kWh/m²/year (energy costs)</p> <p>135 kWh/m²/year (energy costs)</p> <p>140 kWh/m²/year (energy costs)</p> <p>145 kWh/m²/year (energy costs)</p> <p>150 kWh/m²/year (energy costs)</p>	<p>84</p>	<p>Buyer Average: 100 kg CO₂/m²/year (net CO₂ emissions)</p> <p>100 kg CO₂/m²/year (net CO₂ emissions)</p> <p>105 kg CO₂/m²/year (net CO₂ emissions)</p> <p>110 kg CO₂/m²/year (net CO₂ emissions)</p> <p>115 kg CO₂/m²/year (net CO₂ emissions)</p> <p>120 kg CO₂/m²/year (net CO₂ emissions)</p> <p>125 kg CO₂/m²/year (net CO₂ emissions)</p> <p>130 kg CO₂/m²/year (net CO₂ emissions)</p> <p>135 kg CO₂/m²/year (net CO₂ emissions)</p> <p>140 kg CO₂/m²/year (net CO₂ emissions)</p> <p>145 kg CO₂/m²/year (net CO₂ emissions)</p> <p>150 kg CO₂/m²/year (net CO₂ emissions)</p>	<p>71</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

