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**Woodhaven | Wedges Mills, Cannock | WS11 1RE**  
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# Summary

A stunning and spacious detached family home, situated in a quiet cul-de-sac and ideally located for excellent school catchment areas, convenient transport links, and a short distance to local shops and amenities.

The property briefly comprises of a welcoming and spacious entrance hallway leading to a large living room with French doors opening onto the rear garden. There is a modern, recently refitted kitchen diner, providing access to the tandem double garage, guest WC, and the rear garden.

To the first floor, the property offers four generous double bedrooms and a large, recently refitted four-piece family bathroom. The master bedroom further benefits from its own en-suite shower room.

Externally, the home enjoys a mature and private rear garden with patio seating areas, while the utility room is accessed from the garden. To the front, there is a well-maintained garden and a large driveway, completing this wonderful property. Early viewing is highly recommended.

# Key Features

- STUNNING DETACHED FAMILY HOME
- LARGE REFITTED FAMILY BATHROOM
- LANDSCAPED FRONT AND REAR GARDENS
- LARGE LIVING ROOM
- EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS
- FOUR DOUBLE BEDROOMS
- TANDEM GARAGE AND DRIVEWAY
- MODERN REFITTED KITCHEN DINER
- UTILITY ROOM AND GUEST WC
- VIEWING STRONGLY ADVISED

# Rooms and Dimensions

## ENTRANCE HALLWAY

16'11" x 6'1" (5.18 x 1.86)

## LARGE LIVING ROOM

27'8" x 11'9" (8.45 x 3.60)

## MODERN REFITTED KITCHEN DINER

27'9" x 10'5" (8.48 x 3.19)

## GUEST WC

## UTILITY ROOM

10'0" x 9'1" (3.07 x 2.78)

## TANDEM GARAGE

32'8" x 8'10" (9.96 x 2.71)

## LANDING

## BEDROOM ONE

13'1" x 10'4" (4.00 x 3.17)

## BEDROOM TWO

12'4" x 11'10" (3.78 x 3.61)

## BEDROOM THREE

12'11" x 9'2" (3.96 x 2.80)

## BEDROOM FOUR

9'9" x 8'10" (2.99 x 2.71)

## UTILITY ROOM

7'5" x 3'10" (2.28 x 1.19)

## REFITTED FAMILY BATHROOM

10'5" x 9'11" (3.18 x 3.03)

## LANDSCAPED ENCLOSED REAR GARDEN

## FRONT GARDEN AND DRIVEWAY

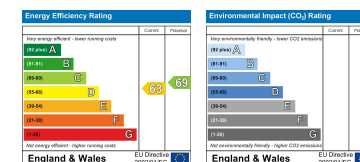
## IDENTIFICATION CHECKS - C







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.



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