## Watermint Close | Cannock | WS12 2GL

**Offers In The Region Of £385,000**

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## Summary

** ENVIABLE PLOT ** DETCHED FOUR BEDROOM HOME ** TWO RECEPTION ROOMS ** REFITTED MODERN BREAKFAST KITCHEN ** LARGE REAR GARDEN ** CONSERVATORY ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** AMPLE OFF ROAD PARKING ** EN-SUITE TO MASTER ** VIEWING STRONGLY ADVISED **
Webbs Estate Agents are delighted to present this beautifully maintained and modern detached family home, ideally situated within easy reach of highly regarded schools, excellent transport links, local shops, and amenities. Occupying an enviable plot, the property benefits from a substantial rear garden and generous off-road parking.
Internally, the accommodation briefly comprises an entrance porch leading into the welcoming hallway, guest WC, and a stunning refitted breakfast kitchen, installed just six months ago. The spacious lounge features double doors opening into the dining room, while patio doors lead through to the conservatory, overlooking the rear garden.
To the first floor, the property offers four well-proportioned bedrooms, a modern family bathroom, and an en-suite shower room to the principal bedroom.

Externally, the home boasts ample off-road parking, a single garage, and a large driveway.
Early viewing is highly recommended to fully appreciate the size, presentation, and location of this exceptional family home.

## Key Features

- WELL PRESENTED DETACHED HOME
- ENVIABLE PLOT
- CLOSE TO LOCAL AMENITIES
- CONSERVATORY
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- MODERN REFITTED BREAKFAST KITCHEN
- LARGE REAR GARDEN
- EARLY VIEWING ADVISED

## Rooms and Dimensions

**ENTRANCE PORCH AND HALLWAY**

**GUEST WC**

**MODERN REFITTED BREAKFAST KITCHEN**
11'9" x 8'10" (3.6 x 2.7)

**LOUNGE**
12'7" x 11'8" (3.86 x 3.58)

**DINING ROOM**
10'5" x 8'5" (3.2 x 2.57)

**CONSERVATORY**
10'11" x 7'10" (3.33 x 2.41)

**LANDING**

**BEDROOM ONE**
9'6" x 8'7" (2.92 x 2.64)

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**
10'7" x 8'6" (3.23 x 2.6)

**BEDROOM THREE**
10'7" x 7'10" (3.23 x 2.41)

**BEDROOM FOUR**
9'10" x 5'6" (3.0 x 1.7 )

**FAMILY BATHROOM**

**LARGE REAR GARDEN**

**SINGLE GARAGE AND LARGE DRIVEWAY**
16'2" x 8'2" (4.93 x 2.5)

**IDENTIFICATION CHECKS - C**

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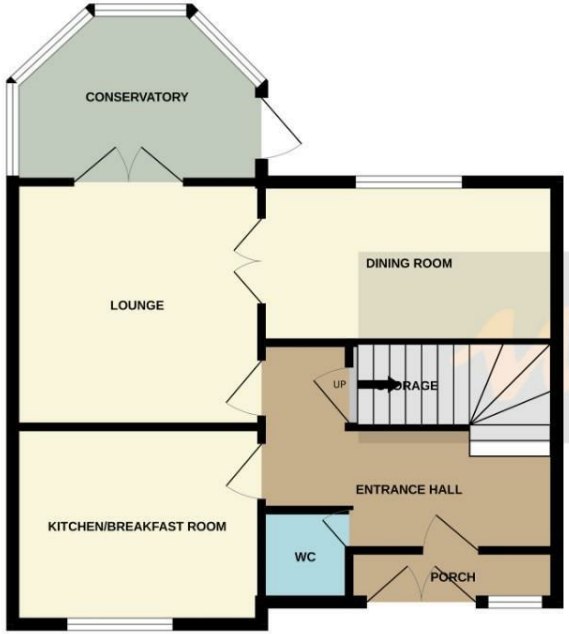
GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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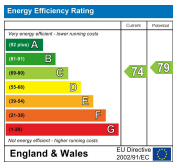


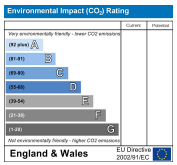


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