



M
PROUD
GUILD
MEMBER
THE GUILD
PROPERTY
EXCELLENCE

Webbs

Heather Valley | Cannock | WS12 1TA
Offers In The Region Of £600,000

 **Webbs**
estate agents

Summary

***** YOU WILL ONLY UNDERSTAND THE QUALITY AND SIZE OF THIS PROPERTY IF YOU VIEW IT *****

** HAVING A ONE BEDROOM SELF CONTAINED ANNEX ** DETACHED HOME ** STUNNING LANDSCAPED REAR GARDEN WITH GIN LOUNGE ** SET OVER 3 FLOORS ** GROUND FLOOR OPEN PLAN LIVING AREA ** MODERN WELL EQUIPPED BREAKFAST KITCHEN ** FIRST FLOOR BEDROOM WITH EN-SUITE ** CLOSE TO HEDNESFORD HILLS ** IDEAL FOR TOWN CENTRE AND TRAIN STATION **

WEBBS ESTATE AGENTS are pleased to offer for sale a simply stunning show home standard detached home set over three floors and offering enviable living space which includes a self contained one bedroom annex with its own entrance offering independent living within this home.

In brief the ground floor level offers open plan living space with lounge, dining and kitchen areas, the modern kitchen is well equipped and has a door to the utility room.,

To the second floor the main entrance hallway has stairs rising to the second floor and down to the ground, a large double bedroom with en-suite shower room occupies this floor, internal entrance to the annex and a door to the garage with electric roller door.

To the second floor there are two generous double bedrooms and a stunning family bathroom, externally this property has a landscaped rear garden with a Gin Lounge and a sun room.

The annex which has its own external entrance and is totally self contained having a large lounge with double doors opening onto the balcony, modern kitchen, shower room and large double bedroom with fitted wardrobe,

VIEWING IS STRONGLY RECOMMENDED !!!!!!!

Key Features

Rooms and Dimensions

GROUND FLOOR OPEN PLAN LIVING AREA AND KITCHEN

LOUNGE AREA

21'3" x 12'4" (6.5 x 3.76)

DINING AREA

11'3" x 8'5" (3.43m x 2.59m)

BREAKFAST KITCHEN

21'3" x 12'0" (6.48m x 3.66)

UTILITY ROOM

7'10" x 6'11" (2.39m x 2.13m)

SUN ROOM

GUEST WC

INNER HALLWAY

FIRST FLOOR LANDING WITH ENTRANCE PORCH

BEDROOM ONE

15'5" x 12'7" (4.7m x 3.86m)

EN-SUITE SHOWER ROOM

18'4" x 8'5" (5.61m x 2.59m)

SECOND FLOOR LANDING

BEDROOM TWO

16'2" x 12'7" (4.93m x 3.84m)

BEDROOM THREE

16'11" x 12'11" (5.18m x 3.94m)

ENVIALE FAMILY BATHROOM

13'8" x 12'7" (4.17m x 3.84m)

SELF CONTAINED ONE BEDROOM ANNEX

LOUNGE WITH BALCONY

14'9" x 12'7" (4.5m x 3.86m)

REFITTED KITCHEN

8'11" x 8'10" (2.74 x 2.7)

BEDROOM WITH FITTED WARDROBE

5.26 x 3.5

SHOWER ROOM

LANDSCAPED REAR GARDEN

DRIVEWAY TO FRONT

IDENTIFICATION CHECKS - C

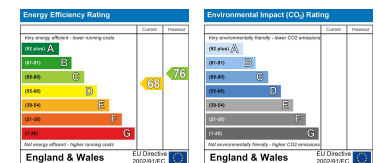






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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