Strauss Drive

Cannock, WS11 7UD

John German




BOSCH
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Offers Over £400,000

An executive four-bedroom detached family home nestled down a small private drive of just four houses, offering a generously proportioned, spacious and modern interior.



This superbly appointed four bedroom detached family home occupies a delightful position down a small private drive of just four houses with an open green area directly opposite. The home itself has been vastly modernised and improved during the current owners time here, now offering a spacious, modern and well kept family home. Situated in the popular residential location of Heath Hayes in Cannock, being only a short distance from McArthur Glen Designer Outlet Village boasting a selection of designer and high street shops, along with a superb choice of restaurants. Nearby Cannock Chase, an area of outstanding natural beauty, is only a short drive away and offers a haven for local wildlife and provides a great space for those looking to walk, explore or cycle. For commuters, there are train stations in both Hednesford and Cannock, plus road links via the A460, A5 and M6 Toll Road.

The entrance door opens into the welcoming hallway with beautiful herringbone flooring which flows throughout the whole ground floor, carpeted stairs rising to the first-floor landing and doors off to the ground floor accommodation including the guest WC, fitted with a two-piece suite and tiled splashback. Also from the hallway is a door to the integral garage which has an electric roller door, excellent storage space and a utility area.

The first of two reception rooms is the snug/playroom, offering a versatile second reception room. The kitchen is fitted with a modern range of matching wall and base units with quartz fitted worksurfaces and integrated kitchen appliances. There is a useful storage cupboard and a window and door to the rear aspect. The heart of the home is the impressive lounge which has an opening into the orangery with French doors leading to the garden and two Velux skylights.

Upstairs, there are four generously sized bedrooms; three doubles and a single bedroom, currently utilised as a home office. The spacious master bedroom benefits from fitted wardrobes and its own re-fitted luxury en-suite with a corner shower, WC and an integrated wash hand basin with storage under. The family bathroom comprises of a white panelled bath with mains shower over, WC, wash hand basin and obscured window to the rear.

Outside, the home sits proudly down a small private drive of just four houses with its own driveway providing off-road parking for three cars and access into the single garage. To the rear of the home is an enclosed garden laid mainly to lawn with two composite decked seating areas and a variety of plants, trees and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Cannock Chase District Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/04112026
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



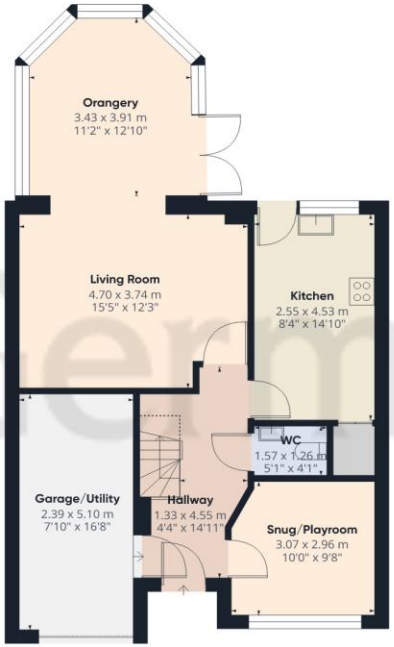



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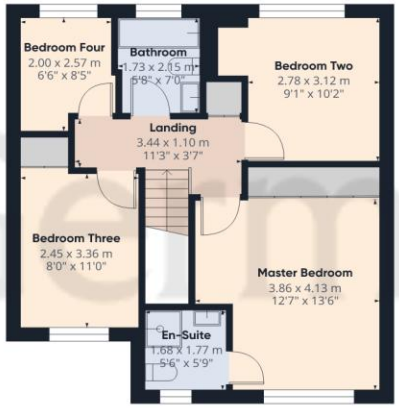

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Ground Floor





Floor 1

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Approximate total area(1)

126.6 m²

1362 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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