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**Nightjar Way | Cannock | WS11 7LN**  
Offers In The Region Of £400,000

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estate agents

## Summary

Located in the highly desirable area of Heath Hayes, this impressive four-bedroom detached family home offers spacious and versatile living accommodation. Ideally positioned close to well-regarded local schools, a range of amenities, and the stunning Cannock Chase Area of Outstanding Natural Beauty, the property also benefits from excellent transport links to the A5, M6, and M6 Toll, and only a short stroll to the designer shopping village.

Beautifully presented throughout, the accommodation briefly comprises an inviting entrance hall, a spacious lounge diner with French doors opening onto the garden, a modern kitchen/breakfast room, a utility room, and guest WC to the ground floor. To the first floor are four well-proportioned bedrooms, the stunning refitted four-piece family bathroom completes the living accommodation.

Externally, the property has a gorgeous landscaped rear garden with a large patio, providing access to the garage and parking at the rear. An excellent opportunity for families seeking a well-presented home in a sought-after location. Early viewing is highly recommended.

## Key Features

- STUNNING DETACHED HOME
- MODERN BREAKFAST KITCHEN
- GARAGE AND PARKING AT THE REAR
- LANDSCAPED REAR GARDEN
- UTILITY AND GUEST WC
- FOUR BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- SPACIOUS LOUNGE DINER
- GORGEOUS REFITTED MODERN BATHROOM
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE DINER

21'0" x 15'1" max (6.42 x 4.62 max )

### GUEST WC

### BREAKFAST KITCHEN

### UTILITY ROOM

6'2" x 5'6" (1.88 x 1.68)

### LANDING

### BEDROOM ONE

14'0" x 11'10" (4.29 x 3.63)

### BEDROOM TWO

12'2" x 8'8" (3.73 x 2.66)

### BEDROOM THREE

11'8" x 8'0" (3.58 x 2.44)

### BEDROOM FOUR

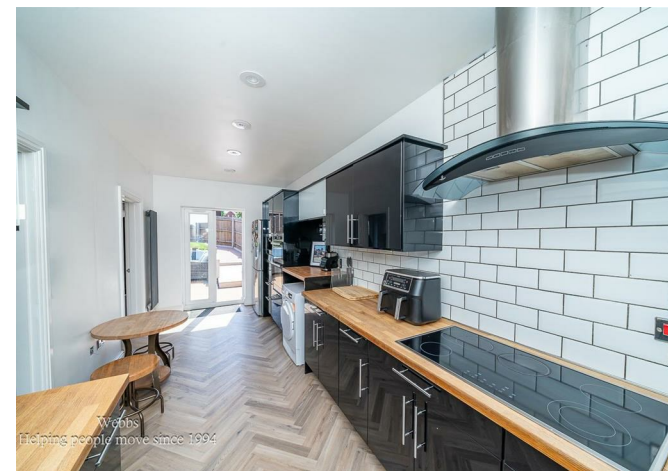
8'11" x 8'0" (2.72 x 2.44)

### STUNNING FAMILY BATHROOM

### LANDSCAPED ENCLOSED REAR GARDEN

### GARAGE AND DRIVEWAY TO THE REAR

### IDENTIFICATION CHECKS - C





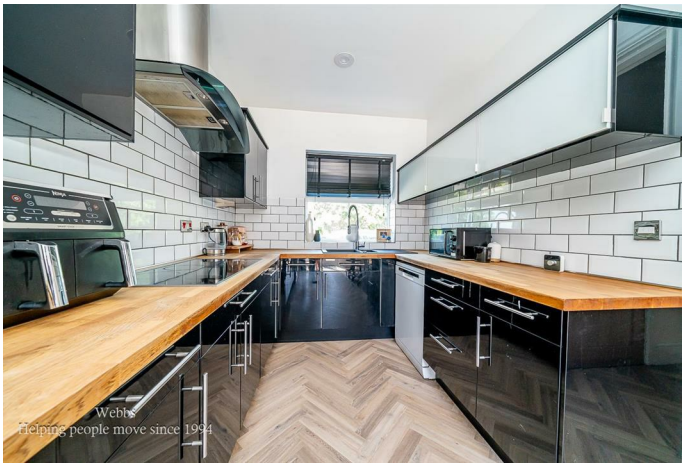
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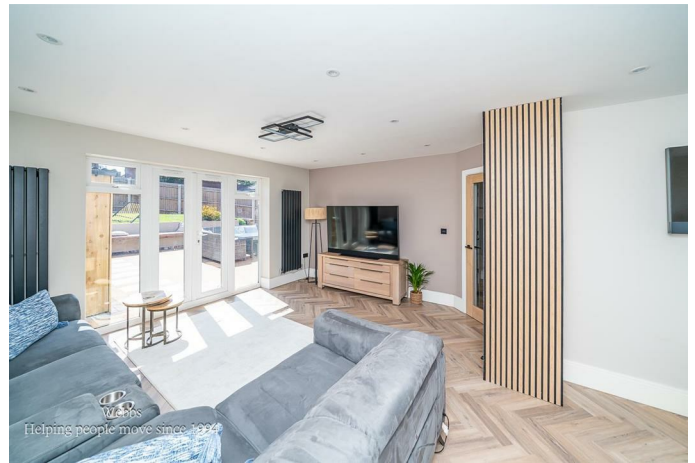
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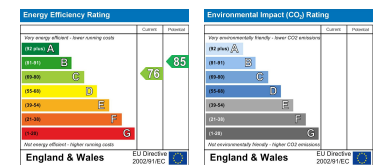
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