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Wimblebury Road | Cannock | WS12 2EP

£225,000

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Summary

WEBBS ESTATE AGENTS are delighted to welcome to market Wimblebury Road in the charming area of Heath Hayes, Cannock, this beautifully presented house offers a delightful blend of space and versatility. With two/four well-proportioned bedrooms, including two generous doubles, this property is perfect for families or those seeking extra room for guests or a home office. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The extended rear of the house boasts a versatile area that can be tailored to your needs, whether as an additional bedroom, a dedicated office, or even a gym. The kitchen is functional and well-equipped, making it a joy to prepare meals. The property also features a convenient guest W.C., enhancing the practicality of the living space. A standout feature is the loft room, which has previously been used as a bedroom, offering further flexibility for your living arrangements. Outside, the private enclosed rear garden provides a peaceful retreat, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. The location is particularly appealing, as it is within walking distance to the stunning Cannock Chase, an area renowned for its natural beauty and outdoor activities. This deceptively spacious home is a rare find, combining modern living with the charm of a traditional house. It is an ideal choice for those looking to settle in a friendly community while enjoying the comforts of a well-appointed residence. Don't miss the opportunity to make this lovely property your new home.

Key Features

- EXCEPTIONALLY SPACIOUS
- EXTENDED
- TWO RECEPTION ROOMS
- HUGE LIFT ROOM
- PRIVATE ENCLOSED REAR GARDEN
- TWO/FOUR BEDROOMS
- GUEST W.C
- IMMACULATE PRESENTED
- VERSATILE EXTENSION
- CLOSE TO CANNOCK CHASE

Rooms and Dimensions

ENTRANCE HALLWAY

SITTING RROM

11'5" x 11'6" (3.50 x 3.53)

LOUNGE/DINER

11'9" x 14'11" (3.59 x 4.56)

KITCHEN

16'6" x 8'0" (5.03 x 2.44)

STUDY/BEDROOM

9'3" x 7'6" (2.83 x 2.29)

FIRST FLOOR LANDING

MASTER BEDROOM

11'8" x 14'11" (3.57 x 4.57)

BEDROOM TWO

11'9" x 8'5" (3.60 x 2.59)

SHOWER ROOM

6'7" x6'8" (2.02 x2.05)

SECOND FLOOR LANDING

LOFT ROOM/BEDROOM THREE

16'5" x 14'11" (5.02 x 4.56)

EXTERNALLY

PRIVATE REAR GARDEN







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.

Energy Efficiency Rating		Current	Potential
<p>Key energy efficiency - lower energy costs</p> <p>100-150 kWh/m²/yr A</p> <p>150-200 kWh/m²/yr B</p> <p>200-250 kWh/m²/yr C</p> <p>250-300 kWh/m²/yr D</p> <p>300-350 kWh/m²/yr E</p> <p>350-400 kWh/m²/yr F</p> <p>400-450 kWh/m²/yr G</p>			
<p>Not energy efficient - higher energy costs</p> <p>England & Wales</p>		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Key environmental impact - lower CO₂ emissions</p> <p>100-150 g/m²/yr A</p> <p>150-200 g/m²/yr B</p> <p>200-250 g/m²/yr C</p> <p>250-300 g/m²/yr D</p> <p>300-350 g/m²/yr E</p> <p>350-400 g/m²/yr F</p> <p>400-450 g/m²/yr G</p>			
<p>Not energy efficient - higher CO₂ emissions</p> <p>England & Wales</p>		EU Directive 2002/91/EC	

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