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**Otterburn Close | Heath Hayes, Cannock | WS12 2TW**  
**Offers In The Region Of £325,000**

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# Summary

\*\* FIVE BEDROOMS \*\* CONSERVATORY \*\* UTILITY ROOM \*\* GUEST W.C \*\* PRIVATE DRIVE \*\* PRIVATE ENCLOSED REAR GARDEN \*\* WALKING DISTANCE TO HEDNESFORD HILLS \*\*

Welcome to this splendid five-bedroom house located on the desirable Otterburn Close in Cannock. This property offers a perfect blend of space and comfort, making it an ideal family home. Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The extended layout includes a delightful conservatory, which provides a bright and airy space to relax and enjoy the views of the garden. The house features five well-proportioned bedrooms, ensuring ample space for family members or guests. The bathroom is conveniently located, and there is an additional guest W.C. for added convenience. The utility room is a practical addition, providing extra storage and laundry facilities. Parking is not an issue here, as the property offers dedicated parking spaces. Families will appreciate the proximity to excellent schools, making the morning school run a breeze. Additionally, the house is situated close to the stunning Cannock Chase and Hednesford Hills, both areas of outstanding natural beauty, perfect for outdoor enthusiasts and those who enjoy leisurely walks in nature. This property is a wonderful opportunity for anyone seeking a spacious family home in a lovely location. With its generous living spaces and being close to local amenities, it is sure to meet the needs of modern family life. Do not miss the chance to make this charming house your new home.

# Key Features

- Five spacious bedrooms
- Convenient guest W.C.
- Ample parking
- Near top-rated schools
- Near Hednesford Hills
- Bright conservatory
- Handy utility room
- Extended for extra room
- Close to Cannock Chase
- Ideal family home

# Rooms and Dimensions

## ENTRANCE HALLWAY

## LOUNGE/DINER

11'6" x 24'7" (3.53m x 7.5m )

## KITCHEN

14'11" x 10'7" (4.57m x 3.25m )

## CONSERVATORY

9'10" x 8'8" (3.018 x 2.649)

## UTLITY ROOM

7'11" x 8'7" (2.418 x 2.633)

## GUEST W.C

## FIRST FLOOR LANDING

## MASTER BEDROOM

8'5" x 15'8" (2.57m x 4.8m )

## BEDROOM TWO

8'6" x 9'6" (2.6m x 2.92m)

## BEDROOM THREE

7'8" x 8'6" (2.34m x 2.6m )

## BEDROOM FOUR

7'8" x 9'4" (2.34m x 2.87m )

## BEDROOM FIVE

6'0" x 8'7" (1.83m x 2.64m )

## EXTERNALLY

## PRIVATE DRIVE

## GARAGE/STORAGE

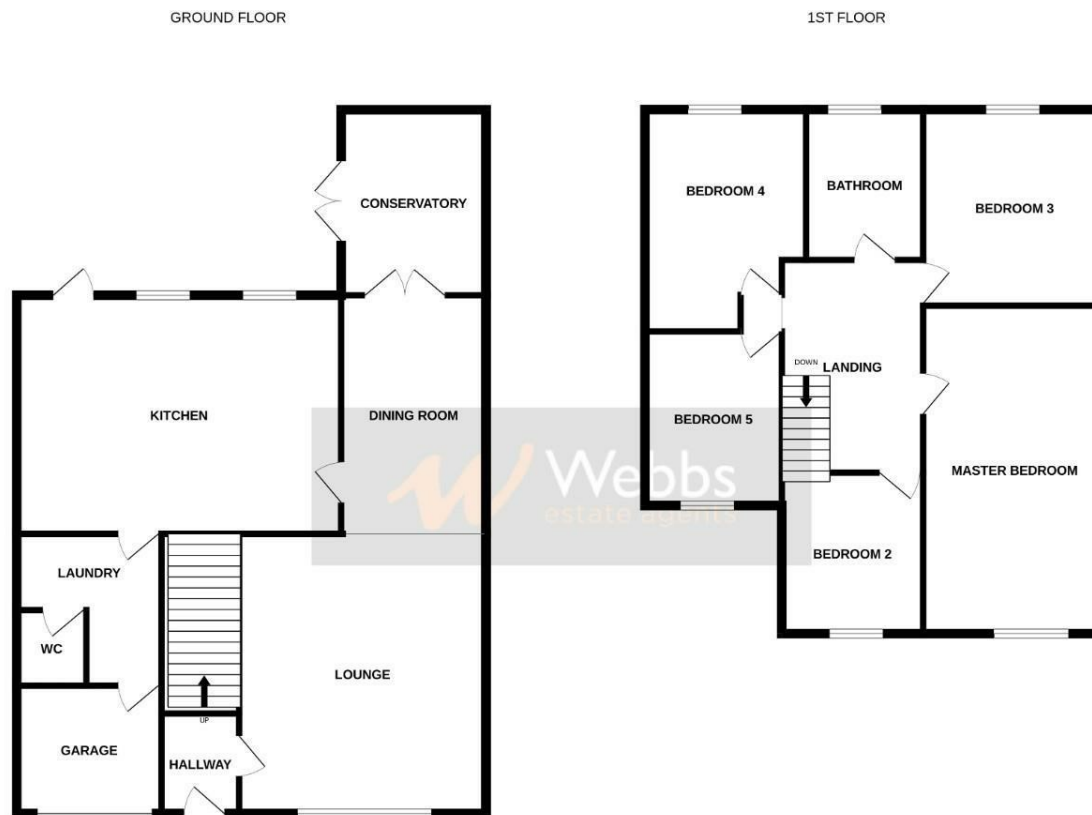
## ENCLOSED REAR GARDEN

## IDENTIFICATION CHECKS - C



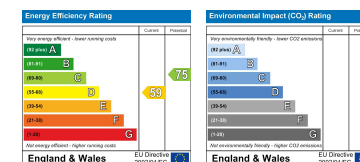






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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