



Webbs
Helping people move since 1994

Newlands Court | Heath Hayes, Cannock | WS12 3YS
Open To Offers £380,000

 **Webbs**
estate agents

Summary

Welcome to Newlands Court in Cannock, where you will find an exquisite four-bedroom detached family home that truly stands out. This property has been beautifully presented and thoughtfully improved, making it an ideal choice for modern family living. As you enter, you are greeted by a spacious lounge that provides a comfortable area for relaxation. The bespoke kitchen/diner serves as the heart of the home, perfect for casual family meals and entertaining guests alike. The utility room adds a touch of convenience, while a guest W.C enhances the practicality of the ground floor. The stunning orangery is a highlight, allowing natural light to flood the space and creating a warm, inviting atmosphere. On the first floor, you will discover four generous bedrooms. The master suite is particularly impressive, featuring an en-suite bathroom that offers added privacy. A well-appointed family bathroom serves the remaining bedrooms, ensuring comfort for all family members. The outdoor space is equally impressive, featuring a summerhouse that is currently used as an office. This versatile area could easily be transformed to suit your personal needs, whether as a dance studio, bar, gym, or even an aesthetics clinic. Additionally, the home is equipped with two electric vehicle charging points, making it an excellent choice for eco-conscious buyers. Situated in a quiet cul-de-sac, this property offers a peaceful retreat while still being conveniently located near local amenities. This remarkable family home is not to be missed, offering a perfect blend of style, space, and functionality in a desirable location. Come and see for yourself the wonderful lifestyle that awaits you at Newlands Court.

Key Features

- FOUR SPACIOUS BEDROOMS
- UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE
- ORANGERY PERFECT FOR RELAXATION
- TWO EV CHARGING POINTS
- BESPOKE KITCHEN/DINER
- DOWNSTAIRS GUEST W.C
- FAMILY BATHROOM
- SUMMER-HOUSE
- QUIET CUL-DE-SAC LOCATION

Rooms and Dimensions

ENTRANCE HALLWAY

LOUNGE
14'6" x 11'7" (4.441 x 3.531)

KITCHEN/DINER
15'8" x 11'8" (4.793 x 3.581)

ORANGERY
15'0" x 7'5" (4.584 x 2.271)

UTILITY ROOM
5'11" x 6'2" (1.821 x 1.904)

FIRST FLOOR LANDING

MASTER BEDROOM
11'9" x 11'8" (3.593 x 3.578)

BEDROOM TWO
12'10" x 8'6" (3.921 x 2.593)

BEDROOM THREE
8'7" x 10'10" (2.621 x 3.312)

BEDROOM FOUR
7'3" x 8'1" (2.233 x 2.484)

EN-SUITE BATHROOM

FAMILY BATHROOM
7'7" x 8'1" (2.33 x 2.484)

EXTERNALLY

SUMMER-HOUSE
15'0" x 8'1" (4.584 x 2.471)

GARAGE

FULLY ENCLOSED REAR GARDEN

PRIVATE DRIVE FOR FIVE CARS

IDENTIFICATION CHECKS - C
Premium Conveyancing (B)





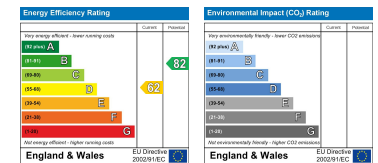
GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2026

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.



153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

Webbs
estate agents