



Meriden Close | Cannock | WS11 1QG

Offers Invited £489,950

 **Webbs**  
estate agents

## Summary

WEBBS ESTATE AGENTS are delighted to welcome to market this immaculate four bed detached in the tranquil cul-de-sac of Meriden Close, Cannock, this beautifully presented four-bedroom detached home offers a perfect blend of comfort and convenience. Situated in a sought-after area, the property is ideally located near local amenities, reputable schools, and the picturesque Shoal Hill Common, which is part of the stunning Cannock Chase.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious hallway. The ground floor features a well-appointed living room, a dining/seating area, and a delightful orangery that floods the space with natural light. The modern kitchen is complemented by a utility room, providing ample storage and functionality. A convenient WC is also located on this level.

The first floor boasts a generous master bedroom complete with an en-suite shower room, ensuring privacy and comfort. Two additional bedrooms provide ample space for family or guests, while an office that can serve as a fourth bedroom offers versatility to suit your needs. A large family bathroom completes this level, designed for relaxation and convenience.

The property benefits from UPVC double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year. Outside, the home features a private frontage that overlooks a green space, enhancing the appeal of the location. The rear garden is enclosed, providing a safe and serene outdoor space for family gatherings or quiet moments.

With ample driveway parking and a well-maintained interior, this home is a rare find in Cannock. Early viewing is highly recommended to fully appreciate the charm and potential of this delightful property.

## Key Features

- IMMACULATE FOUR BED DETACHED
- GREAT SIZED LOUNGE
- UTILITY ROOM
- AMPLE PARKING
- QUIET CUL-DE-SAC LOCATION
- DOWNSTAIRS GUEST W.C
- WALKING DISTANCE TO SHOAL HILL COMMON
- PRIVATE ENCLOSED REAR GARDEN

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### DOWNSTAIRS GUEST W.C

### LOUNGE

15'10" x 14'11" (4.84 x 4.55)

### FURTHER SITTING AREA/DINING ROOM

9'3" x 22'2" (2.83 x 6.77)

### KITCHEN

15'8" x 10'9" (4.80 x 3.28)

### UTILITY ROOM

7'5" x 10'8" (2.27 x 3.26)

### FIRST FLOOR LANDING

### BEDROOM ONE

9'6" x 14'9" (2.90 x 4.51)

### EN-SUITE

### BEDROOM TWO

7'10" x 12'1" (2.41 x 3.70)

### BEDROOM THREE

9'4" x 9'6" (2.87 x 2.91)

### BEDROOM FOUR

10'5" x 6'10" (3.18 x 2.09)

### FAMILY BATHROOM

14'6" x 5'3" (4.44 x 1.62)

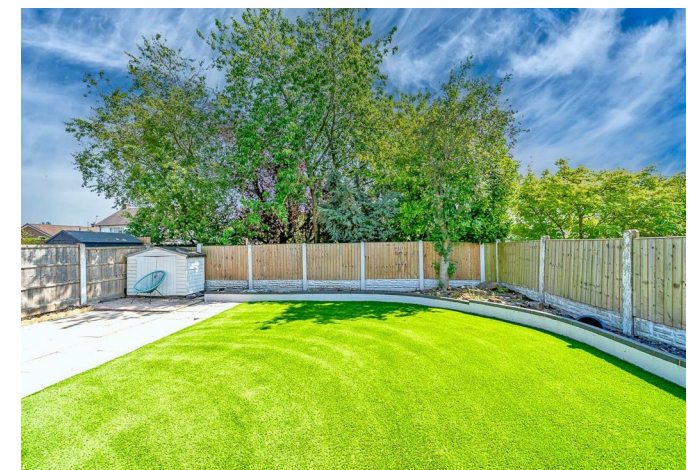
### EXTERNALLY

### STORAGE AT FRONT OF GARAGE

7'11" x 7'2" (2.43 x 2.20)

### GOOD SIZED REAR GARDEN

### GENEROUS DRIVE PROVIDING AMPLE PARKING







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
141.9 m<sup>2</sup>  
Reduced headroom  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 1.5 m

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

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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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
79	79	79	79
70	79	70	79
60	79	60	79
50	79	50	79
40	79	40	79
30	79	30	79
20	79	20	79
10	79	10	79
0	79	0	79

England & Wales EU Directive 2002/91/EC