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Wimblebury Road | Cannock | WS12 2EP

Asking Price £220,000

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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 ROOM

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" x 6'8" (2.02 x 2.05)

### SECOND FLOOR LANDING

### LOFT ROOM/BEDROOM THREE

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

### EXTERNALLY

### PRIVATE 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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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	Potential	Current	Potential
<p>Key Average Energy Cost - Yearly energy costs</p> <p>147.00 <b>A</b></p> <p>147.00 <b>B</b></p> <p>152.00 <b>C</b></p> <p>157.00 <b>D</b></p> <p>162.00 <b>E</b></p> <p>167.00 <b>F</b></p> <p>172.00 <b>G</b></p>	<p>79</p>	<p>Key Annual CO<sub>2</sub> emissions - Yearly CO<sub>2</sub> emissions</p> <p>14.00 <b>A</b></p> <p>14.00 <b>B</b></p> <p>15.00 <b>C</b></p> <p>16.00 <b>D</b></p> <p>17.00 <b>E</b></p> <p>18.00 <b>F</b></p> <p>19.00 <b>G</b></p>	<p>79</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>

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