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PROUD  
GUILD  
MEMBER  
THE GUILD  
PROPERTY  
EXCELLENCE

Webbs

Heather Valley | Cannock | WS12 1TA  
Offers In The Region Of £625,000

 **Webbs**  
estate agents

# Summary

\*\*\*\*\* YOU WILL ONLY UNDERSTAND THE QUALITY AND SIZE OF THIS PROPERTY IF YOU VIEW IT \*\*\*\*\*

\*\* HAVING A ONE BEDROOM SELF CONTAINED ANNEX \*\* DETACHED HOME \*\* STUNNING LANDSCAPED REAR GARDEN WITH GIN LOUNGE \*\* SET OVER 3 FLOORS \*\* GROUND FLOOR OPEN PLAN LIVING AREA \*\* MODERN WELL EQUIPPED BREAKFAST KITCHEN \*\* FIRST FLOOR BEDROOM WITH EN-SUITE \*\* CLOSE TO HEDNESFORD HILLS \*\* IDEAL FOR TOWN CENTRE AND TRAIN STATION \*\*

WEBBS ESTATE AGENTS are pleased to offer for sale a simply stunning show home standard detached home set over three floors and offering enviable living space which includes a self contained one bedroom annex with its own entrance offering independent living within this home.

In brief the ground floor level offers open plan living space with lounge, dining and kitchen areas, the modern kitchen is well equipped and has a door to the utility room.,

To the second floor the main entrance hallway has stairs rising to the second floor and down to the ground, a large double bedroom with en-suite shower room occupies this floor, internal entrance to the annex and a door to the garage with electric roller door.

To the second floor there are two generous double bedrooms and a stunning family bathroom, externally this property has a landscaped rear garden with a Gin Lounge and a sun room.

The annex which has its own external entrance and is totally self contained having a large lounge with double doors opening onto the balcony, modern kitchen, shower room and large double bedroom with fitted wardrobe,

VIEWING IS STRONGLY RECOMMENDED !!!!!!!

# Key Features

- SET OVER THREE FLOORS
- LANDSCAPED GARDEN
- GARAGE
- BEDROOM WITH EN-SUITE
- VIEWING IS ESSENTIAL
- STUNNING OPEN PLAN KITCHEN
- CLOSE TO HEDNESFORD HILLS
- CUL - DE - SAC LOCATION
- IMMACULATE THROUGHOUT

# Rooms and Dimensions

## GROUND FLOOR OPEN PLAN LIVING AREA AND KITCHEN

**LOUNGE AREA**  
19'11" x 12'3" (6.09 x 3.75)

**DINING AREA**  
11'3" x 8'5" (3.44 x 2.57)

**BREAKFAST KITCHEN**  
20'11" x 7'2" (6.40 x 2.20)

**UTILITY ROOM**  
7'7" x 6'10" (2.33 x 2.10)

**SUN ROOM**  
9'4" x 11'9" (2.87 x 3.60)

**GUEST WC**

**INNER HALLWAY**

**FIRST FLOOR LANDING WITH ENTRANCE PORCH**

**BEDROOM ONE**  
15'1" x 12'5" (4.61 x 3.79)

**EN-SUITE SHOWER ROOM**  
6'0" x 4'8" (1.85 x 1.43)

**SECOND FLOOR LANDING**

**BEDROOM TWO**  
15'1" x 12'5" (4.61 x 3.79)

**BEDROOM THREE**  
17'1" x 7'8" (5.22 x 2.35)

**ENVIABLE FAMILY BATHROOM**  
6'2" x 7'0" (1.89 x 2.15)

**SELF CONTAINED ONE BEDROOM ANNEX**

**LOUNGE WITH BALCONY**  
14'7" x 12'5" (4.45 x 3.79)

**REFITTED KITCHEN**  
8'8" x 8'5" (2.66 x 2.59)

**BEDROOM WITH FITTED WARDROBE**  
17'1" x 7'8" (5.22 x 2.35)

**SHOWER ROOM**

**LANDSCAPED REAR GARDEN**

**DRIVEWAY TO FRONT**

**IDENTIFICATION CHECKS - C**

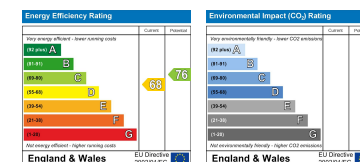
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