



Keel Way | Cannock | WS11 0FD

£310,000

 Webbs  
estate agents

## Summary

**\*\* SHOW HOME STANDARD \*\* MODERN DETACHED HOME \*\* STUNNING REFITTED KITCHEN \*\* THREE BEDROOMS \*\* EXCELLENT TRANSPORT LINKS \*\* LANDSCAPED REAR GARDEN \*\* SPACIOUS LOUNGE \*\* VIEWING STRONGLY ADVISED \*\***

Webbs Estate Agents are delighted to present this exceptional, show-home standard detached residence, ideally situated for highly regarded schools, excellent transport links, and convenient access to local shops and amenities.

The property briefly comprises a welcoming entrance hallway, a guest WC, and a spacious lounge. The impressive kitchen/diner has been stylishly refitted with a range of contemporary wall and base units, complemented by a central island providing an ideal seating and entertaining space. Bi-fold doors open onto a beautifully landscaped rear garden, featuring two resin patio seating areas, an artificial lawn, and gated access to the driveway and detached garage. The garage benefits from LED lighting, a separate fuse board suitable for a hot tub, and additional loft storage.

To the first floor, there are three well-proportioned bedrooms, a modern family bathroom, and an en-suite shower room to the principal bedroom, the loft has been professionally boarded, providing ample storage space.

Early viewing is highly recommended to fully appreciate the quality of finish and generous living space this outstanding home has to offer.

## Key Features

### Rooms and Dimensions

#### ENTRANCE HALLWAY

#### GUEST WC

#### SPACIOUS LOUNGE

13'5" x 10'2" (4.10 x 3.10)

#### STUNNING REFITTED KITCHEN DINER

17'0" x 11'9" (5.20 x 3.60)

#### LANDING

#### BEDROOM ONE

11'1" x 10'5" (3.40 x 3.20)

#### EN-SUITE SHOWER ROOM

#### BEDROOM TWO

10'5" x 9'10" (3.20 x 3.00)

#### BEDROOM THREE

8'3" x 6'6" (2.54 x 2.00)

#### FAMILY BATHROOM

#### DETACHED GARAGE AND DRIVEWAY

#### LANDSCAPED 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
Key Average Energy Cost - Metered energy costs <b>£100</b> <b>A</b>		Key Average Energy Cost - Metered energy costs <b>100</b> <b>A</b>	
£100-150 <b>B</b> £150-200 <b>C</b> £200-250 <b>D</b> £250-300 <b>E</b> £300-350 <b>F</b> £350-400 <b>G</b>	£100-150 <b>B</b> £150-200 <b>C</b> £200-250 <b>D</b> £250-300 <b>E</b> £300-350 <b>F</b> £350-400 <b>G</b>	100-150 <b>B</b> 150-200 <b>C</b> 200-250 <b>D</b> 250-300 <b>E</b> 300-350 <b>F</b> 350-400 <b>G</b>	100-150 <b>B</b> 150-200 <b>C</b> 200-250 <b>D</b> 250-300 <b>E</b> 300-350 <b>F</b> 350-400 <b>G</b>
England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>

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