



Harpers Paddock, Hill Street | Cannock | WS12 2DP

£375,000

 **Webbs**
estate agents

Summary

**** NEW BUILD DETACHED BUNGALOW ** DESIRABLE QUIET LOCATION IN HEATH HAYES ** DEVELOPMENT OF JUST 9 PROPERTIES ** CLOSE TO AMENITIES AND SHOPS ** DECEPTIVELY SPACIOUS ** GOOD SIZE REAR GARDEN ** SOLAR PANELS FITTED ** TWO BEDROOMS ** LIVING ROOM ** STUDY / DINING ROOM ** BATHROOM ** KITCHEN ** MASTER WITH EN SUITE ** DRIVEWAY PARKING ** BUILDERS WARRANTY ** DOUBLE GLAZING ** EARLY VIEWING ADVISED**

Webbs Estate Agents have pleasure in offering this NEW BUILD detached bungalow nestled in a quiet development of 9 properties in desirable and convenient location, being close to Heath Hayes centre amenities and shops. Briefly comprising : open hallway , living room, study / dining room, bathroom, and two bedrooms, with the master having an en suite shower room. Externally there is a driveway and a good size private rear garden and solar panels. For a viewing please call our Cannock branch on 01922 288800.

Key Features

- NEW BUILD DEVELOPMENT
- 2 BEDROOM DETACHED BUNGALOW
- STUDY / DINING ROOM
- KITCHEN
- SOLAR PANELS & GCH
- 9 PROPERTIES
- LIVING ROOM
- BATHROOM
- MASTER WITH EN SUITE
- CALL CANNOCK 01543 468846 FOR VIEWING

Rooms and Dimensions

ENTRANCE HALLWAY

LIVING ROOM

KITCHEN

STUDY / DINING ROOM

MASTER BEDROOM

EN SUITE SHOWER ROOM

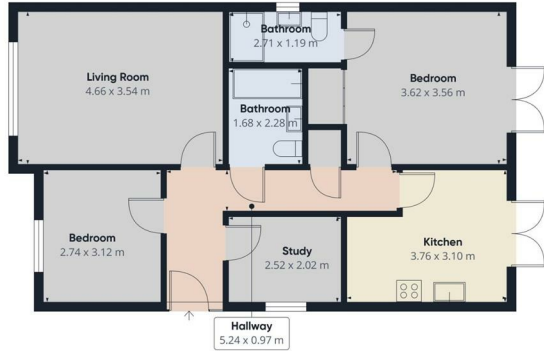
BEDROOM TWO

BATHROOM

OUTSIDE

Identification Checks





Approximate total area*
71.6 m²

(*) Excluding balconies and terraces

Calculations reference the RICS IPMS.
All internal measurements are
approximate and not to scale. This
floor plan is intended for illustrative
only.

GRAPH 130



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 ₂) Rating		
Rating	Score	Band	Rating	Score	Band
Energy Efficiency Rating Very energy efficient - lower running costs A 92-100 B 81-91 C 69-80 D 55-68 E 45-54 F 35-44 G 1-34			Environmental Impact (CO₂) Rating Very environmentally friendly - lower CO ₂ emissions A 10-20 B 21-30 C 31-40 D 41-50 E 51-60 F 61-70 G 71-80		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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