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**Pheasant Way | Cannock | WS11 7LB**

**Offers Invited £289,950**

 **Webbs**  
estate agents

## Summary

**\*\* FOUR BEDROOMS \*\* TWO EN-SUITES \*\* FAMILY BATHROOM \*\* EXTENDED KITCHEN/ORANGERY \*\* MUSIC ROOM \*\* GARAGE \*\* WALKING DISTANCE TO CANNOCK TOWN \*\***  
WEBBS ESTATE AGENTS are delighted to welcome to market the beautiful Pheasant Way, Cannock, this deceptively spacious three-storey town house is an ideal family home. With four well-proportioned bedrooms, this property offers ample space for a growing family or those who enjoy entertaining guests. The heart of the home is the extended open-plan kitchen and orangery, which provides a bright and inviting space for family meals and gatherings. Additionally, there is an extra sitting room currently utilised as a music room, offering versatility to suit your lifestyle needs. The ground floor also features a convenient guest W.C., enhancing the practicality of the layout. The property boasts two en-suite bathrooms, ensuring comfort and privacy for the occupants, alongside a family bathroom that caters to the needs of the household. The good-sized living room is perfect for relaxation, providing a welcoming atmosphere for family and friends. Outside, you will find a private rear garden, ideal for outdoor activities or simply enjoying the fresh air. The property also includes a garage and off-road parking, adding to the convenience of this lovely home. Location is key, and this property is within walking distance to the new shopping mall, offering a variety of retail options, as well as a local nature reserve, perfect for leisurely walks and enjoying the great outdoors. This town house truly combines modern living with a touch of nature, making it a wonderful place to call home.

## Key Features

- DECEPTIVELY SPACIOUS TOWN HOUSE
- THREE STOREY LAYOUT
- MUSIC ROOM
- DOWNSTAIRS GUEST W.C
- PRIVATE REAR GARDEN
- FOUR BED TOWNHOUSE
- OPEN PLAN KITCHEN/ORANGERY
- TWO EN-SUIT BATHROOMS
- GARAGE AND OFF ROAD PARKING
- NEAR SHOPPING MALL & NATURE RESERVE

## Rooms and Dimensions

### ENTRANCE HALLWAY

### DOWNSTAIRS GUEST W.C

### OPEN PLAN KITCHEN/ORANGERY

26'5" x 10'3" (8.052 x 3.129)

### MUSIC ROOM

10'2" x 6'9" (3.121 x 2.080)

### FIRST FLOOR LANDING

### LOUNGE

22'0" x 8'0" (6.71m x 2.44m)

### BEDROOM ONE

8'11" x 8'11" (2.74m x 2.74m)

### EN-SUITE

### SECOND FLOOR LANDING

### BEDROOM TWO

8'11" x 4'11" (2.74m x 1.52m)

### EN-SUITE

### BEDROOM THREE

8'0" x 6'0" (2.44m x 1.83m)

### BEDROOM FOUR

8'0" max x 6'11" max (2.44m max x 2.13m max)

### FAMILY BATHROOM

### EXTERNALLY

### GARAGE

### PRIVATE REAR GARDEN

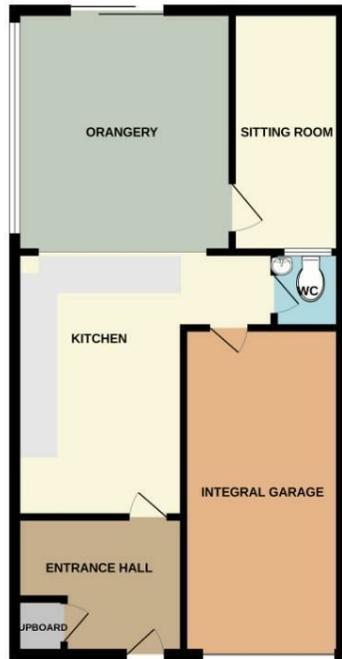
### PRIVATE DRIVE

### IDENTIFICATION CHECKS - C

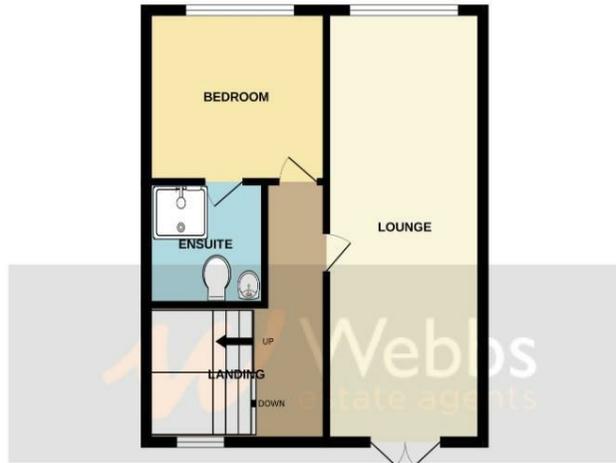




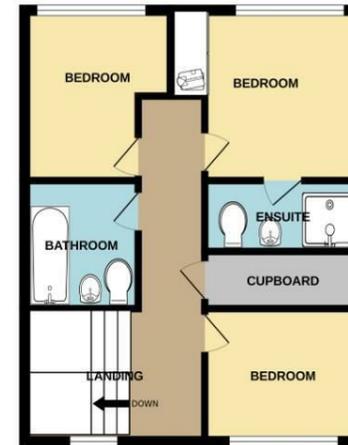
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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
Best Available Rating - lower energy costs 100-125 kWh/m <sup>2</sup> /year 100-125 kWh/m <sup>2</sup> /year 125-150 kWh/m <sup>2</sup> /year 150-175 kWh/m <sup>2</sup> /year 175-200 kWh/m <sup>2</sup> /year 200-250 kWh/m <sup>2</sup> /year 250-300 kWh/m <sup>2</sup> /year 300+ kWh/m <sup>2</sup> /year		Best Available Rating - lower CO <sub>2</sub> emissions 100-125 g/m <sup>2</sup> /year 125-150 g/m <sup>2</sup> /year 150-175 g/m <sup>2</sup> /year 175-200 g/m <sup>2</sup> /year 200-250 g/m <sup>2</sup> /year 250-300 g/m <sup>2</sup> /year 300+ g/m <sup>2</sup> /year	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	

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