



Simmons Drive | Cannock | WS12 4XH

£300,000

 **Webb's**
estate agents

Summary

**** SHOW HOME STANDARD ** THREE GENEROUS BEDROOMS ** LARGE EN-SUITE TO MASTER ** MODERN BATHROOM ** ENVIABLE SIZED KITCHEN DINER ** THREE GARDENS ** AMPLE OFF ROAD PARKING ** CLOSE TO CANNOCK CHASE ** NHBC WARRANTY ** VIEWING ESSENTIAL ****
Webbs Estate Agents are pleased to offer for sale a STUNNING home on the sought-after development of Deers Rise, close to CANNOCK CHASE, excellent schools and transport links, close to local shops and amenities.

In brief consisting of entrance hallway, guest WC, a spacious lounge, the enviable kitchen diner has French Doors opening out to the side gardens which have been landscaped.

To the first floor there are three generous bedrooms, modern family bathroom and a large en-suite to the master bedroom, externally the property has ample off-road parking, having three garden areas surrounding the front and sides of the property.

VIEWING IS THE ONLY WAY TO FULLY APPRECIATE THE STANDARD AND SIZE OF THE HOME ON OFFER

Key Features

- STUNNING STUNNING STUNNING
- CLOSE TO CANNOCK CHASE
- AMPLE OFF ROAD PARKING
- LANDSCAPED GARDENS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- THREE GENEROUS BEDROOMS
- NHBC WARRANTY
- ENVIABLE SIZED KITCHEN DINER
- SPACIOUS LOUNGE
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

Entrance Hallway

Lounge

15'6 x 10'8 (4.72m x 3.25m)

Kitchen/ Diner

15'6 x 8'10 (4.72m x 2.69m)

Guest WC

6'1 x 3'2 (1.85m x 0.97m)

Landing

Bedroom One

10'10 x 10'7 (3.30m x 3.23m)

Ensuite

7'7 x 4'7 (2.31m x 1.40m)

Bedroom Two

8'11 x 8'9 (2.72m x 2.67m)

Bedroom Three

8'10 x 6'5 (2.69m x 1.96m)

Bathroom

6'11 x 5'6 (2.11m x 1.68m)

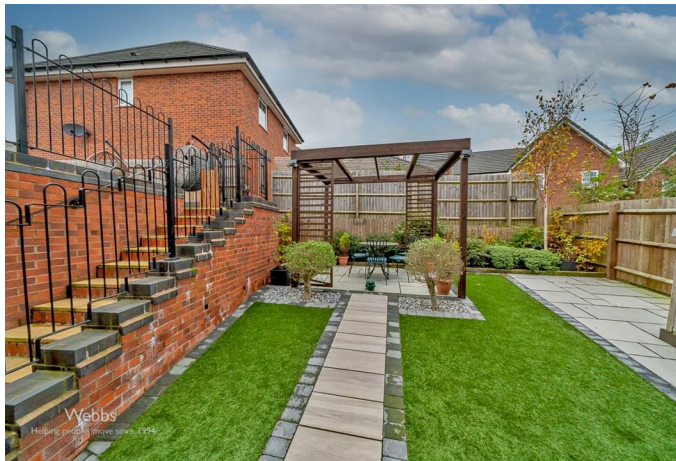
Driveway

Front and Side Gardens

Ample Off Road Parking

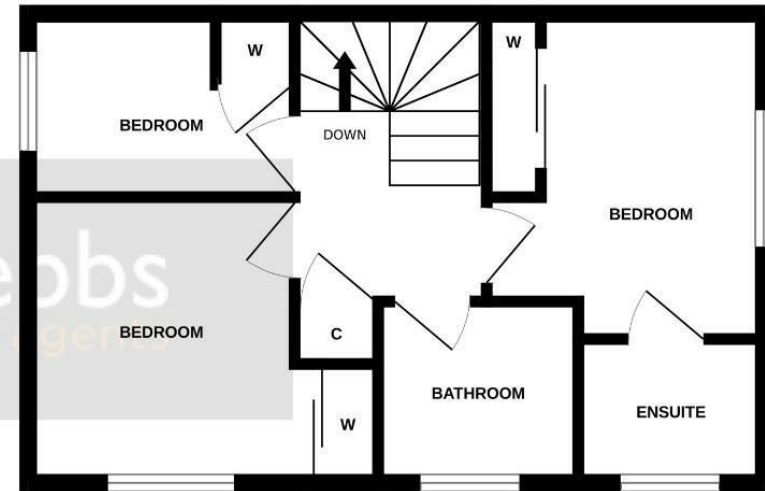
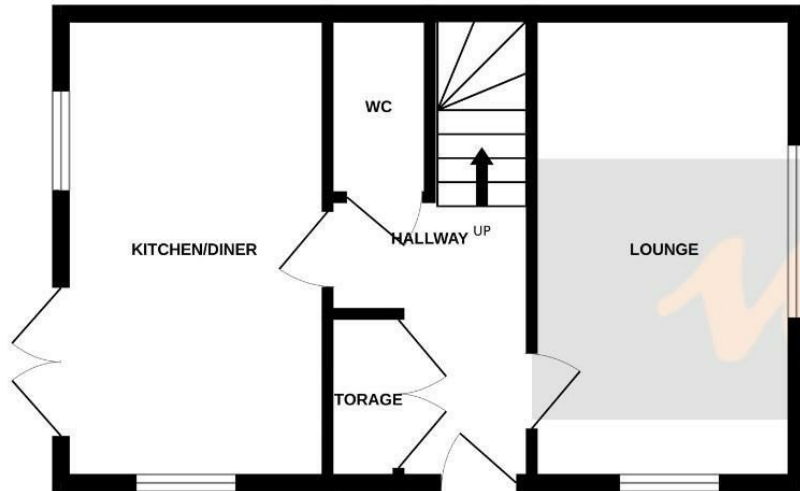
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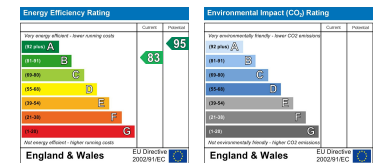
GROUND FLOOR

1ST 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.



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