



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

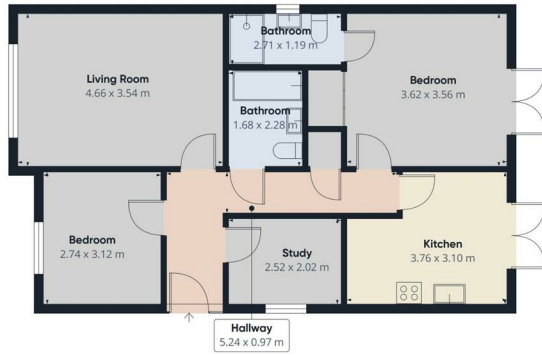
BEDROOM TWO

BATHROOM

OUTSIDE

Identification Checks





Approximate total area*
71.8 sq'

(*) Excluding balconies and terraces

Calculations reference the BCS (RPS).
All standard measurements are
approximate and not to scale. This
floor plan is intended for illustrative
only.

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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 ₂) Rating	
Current	Target	Current	Target
<p>Energy Efficiency Rating</p> <p>Very Energy Efficient - lower energy costs</p> <p>100-120 kWh/m²/year A</p> <p>80-100 kWh/m²/year B</p> <p>60-80 kWh/m²/year C</p> <p>40-60 kWh/m²/year D</p> <p>20-40 kWh/m²/year E</p> <p>10-20 kWh/m²/year F</p> <p>0-10 kWh/m²/year G</p>		<p>Environmental Impact (CO₂) Rating</p> <p>Very low embodied carbon - lower CO₂ emissions</p> <p>100-120 kg CO₂/m² A</p> <p>80-100 kg CO₂/m² B</p> <p>60-80 kg CO₂/m² C</p> <p>40-60 kg CO₂/m² D</p> <p>20-40 kg CO₂/m² E</p> <p>10-20 kg CO₂/m² F</p> <p>0-10 kg CO₂/m² G</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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