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Foxtail Way | Cannock | WS12 2FY

Offers In The Region Of £350,000

 **Webbs**
estate agents

Summary

Webbs Estate Agents are delighted to present this beautifully extended and significantly improved detached family home, ideally situated in a highly sought-after residential location. Offering excellent local schools, superb transport links, nearby amenities, and the popular Designer Shopping Village just a short distance away, this property is perfectly positioned for modern family living.

The accommodation briefly comprises an entrance hallway, guest WC, and a stylish refitted breakfast kitchen. The heart of the home is the impressive extended open-plan living space, providing generous lounge, dining and family areas, ideal for both everyday living and entertaining. A second reception room offers excellent versatility and is currently utilised as a home office, making it perfect for those working remotely or requiring additional living space.

To the first floor, the property boasts three well-proportioned bedrooms, a contemporary family bathroom, and a beautifully refitted en-suite shower room serving the principal bedroom.

Externally, the property benefits from a private and enclosed rear garden, ideal for relaxing and entertaining. To the front, a large driveway provides ample off-road parking and leads to a detached single garage.

This exceptional family home combines spacious, modern accommodation with a fantastic location, making it an opportunity not to be missed.

Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Key Features

- EXTENDED DETACHED HOME
- REFITTED MODERN KITCHEN
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- WELL PRESENTED
- EN-SUITE TO MASTER BEDROOM
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- LARGE LIVING AND DINING AREA
- DETACHED GARAGE AND LARGE DRIVEWAY
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

MODERN REFITTED KITCHEN

11'8" x 8'9" (3.57m x 2.67m)

DINING ROOM

12'7" x 11'9" (3.86m x 3.59m)

LARGE EXTENDED LOUNGE

11'10" x 15'5" (3.62m x 4.72m)

STUDY / SITTING ROOM

10'4" x 8'3" (3.15m x 2.54m)

LANDING

BEDROOM ONE

10'9" x 8'9" (3.29m x 2.69m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

10'9" x 8'9" (3.30m x 2.69m)

BEDROOM THREE

8'5" x 7'3" (2.58m x 2.22m)

FAMILY BATHROOM

DETACHED SINGLE GARAGE

ENCLOSED REAR GARDEN

IDENTIFICATION CHECKS - C





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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	Potential	Current	Potential
100-120 kWh/m ² /year A	100-120 kWh/m ² /year A	100-120 g/m ² /year A	100-120 g/m ² /year A
120-135 kWh/m ² /year B	120-135 kWh/m ² /year B	120-135 g/m ² /year B	120-135 g/m ² /year B
135-150 kWh/m ² /year C	135-150 kWh/m ² /year C	135-150 g/m ² /year C	135-150 g/m ² /year C
150-170 kWh/m ² /year D	150-170 kWh/m ² /year D	150-170 g/m ² /year D	150-170 g/m ² /year D
170-200 kWh/m ² /year E	170-200 kWh/m ² /year E	170-200 g/m ² /year E	170-200 g/m ² /year E
200-250 kWh/m ² /year F	200-250 kWh/m ² /year F	200-250 g/m ² /year F	200-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC