



Douglas Road | Hednesford, Cannock | WS12 4XB

Offers Over £450,000

 **Webbs**
estate agents

Summary

WEBBS ESTATE AGENTS have pleasure in offering this beautifully presented family home offers a host of luxury upgrades well beyond the original specification. The heart of the home is the contemporary "Symphony" kitchen, fitted with premium integrated AEG appliances and opening into a spacious dining and family area—ideal for modern living. Luxury Amtico flooring extends across the entire ground floor, enhanced further by upgraded spot lighting and stylish design details throughout. All four double bedrooms benefit from bespoke fitted wardrobes, and the master suite features a sleek en-suite bathroom. A separate utility room and a bright, welcoming lounge complete the generous ground floor layout.

The property also boasts a range of premium external features, including a high-spec Rock composite front door, electric roller shutter garage door, and provision for an EV charger. The rear garden has been thoughtfully landscaped to create a private and low-maintenance patio area, perfect for entertaining. Fitted blinds and gated access on both sides of the home add practicality and convenience.

Peace of mind is assured with approximately nine years remaining on the NHBC builder's warranty. The property is designed for year-round comfort, with UPVC double glazing, gas central heating via a modern combi boiler, dual-zone heating controls (in both the hallway and master bedroom), and full wall and loft insulation. Additional storage is plentiful, with several store cupboards positioned across both floors.

Ideally located, the home provides easy access to both Cannock and Hednesford town centres, as well as reliable bus and train services. For lovers of the outdoors, the property is just minutes from the stunning Cannock Chase, an Area of Outstanding Natural Beauty. Commuters will benefit from excellent road links via the A460, A5, and M6 Toll, connecting to the wider Midlands motorway network.

Key Features

- SHOW HOME STANDARD THROUGHOUT
- FAMILY BATHROOM, EN-SUITE AND GUEST WC
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- UPGRADED EXTRAS INCLUDED
- DETACHED GARAGE, SIDE AND FRONT DRIVEWAY
- FOUR DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- PRIVATE LANDSCAPED REAR GARDEN
- LUXURY FITTED KITCHEN, FAMILY ROOM AND LOUNGE
- CLOSE TO CANNOCK CHASE
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

Reception Hall

Lounge

18'5" x 11'1" (5.62 x 3.38)

Open Plan Kitchen & Family Room

23'11" x 12'7" (7.31 x 3.85)

Utility

6'11" x 5'1" (2.12 x 1.55)

Guest WC

5'4" x 3'6" (1.65 x 1.07)

First Floor Landing

Master Bedroom

13'5" x 11'6" (4.10 x 3.52)

En-Suite

7'5" x 4'7" (2.28 x 1.41)

Bedroom Two

13'5" x 10'4" (4.10 x 3.15)

Bedroom Three

11'3" x 10'0" (3.44 x 3.05)

Bedroom Four

9'11" x 9'0" (3.03 x 2.75)

Family Bathroom

7'10" x 6'3" (2.40 x 1.92)

Detached Single Garage

Externally

IDENTIFICATION CHECKS - C







FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

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	
Score	Band	Score	Band
85	B	84	B
84	B	83	B
83	B	82	B
82	B	81	B
81	B	80	B
80	B	79	B
79	B	78	B
78	B	77	B
77	B	76	B
76	B	75	B
75	B	74	B
74	B	73	B
73	B	72	B
72	B	71	B
71	B	70	B
70	B	69	B
69	B	68	B
68	B	67	B
67	B	66	B
66	B	65	B
65	B	64	B
64	B	63	B
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58	B	57	B
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4	B	3	B
3	B	2	B
2	B	1	B
1	B	0	B