



Rawnsley Road | Cannock | WS12 1RD

Auction Guide £600,000

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## Summary

Set behind electric gates, this attractive home offers a large driveway with parking for several vehicles. Inside, a welcoming hallway leads to a spacious open-plan living area with a cosy lounge and log burner, dining space, and a modern kitchen. The kitchen features double skylights, a large island with seating, integrated appliances, a butler's sink, and ample storage, with bifold doors opening onto the garden.

The main bedroom is a comfortable retreat with a skylight, media wall, seating area, and electric fire. There are three further well-sized double bedrooms. The main bathroom features a freestanding bath beneath a lantern skylight and a large walk-in shower, complemented by a second bathroom for added convenience.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

## Key Features

- The Modern Method of Auction
- Buyers fees apply
- FOUR DOUBLE BEDROOMS
- TWO CONTEMPORARY BATHROOMS
- DETACHED DOUBLE GARAGE
- For Sale by Modern Auction – T & C's apply
- EXTENDED DETACHED BUNGALOW
- OUTSTANDING BREAKFAST KITCHEN WITH OPEN VIEWS OVER THE GARDEN
- PRIVATE GATED DRIVEWAY

## Rooms and Dimensions

### ENTRANCE PORCH

### LARGE ENTRANCE HALLWAY

### STUNNING OPEN PLAN LIVING AREA

### LOUNGE/DINING AND LIVING AREA

39'8" x 14'0" (12.10 x 4.29)

### KITCHEN AND BREAKFAST ROOM

21'8" x 15'7" (6.62 x 4.77)

### MASTER BEDROOM

13'4" x 11'11" (4.08 x 3.64)

### MASTER BEDROOM SITTING ROOM

13'4" x 12'5" (4.08 x 3.79)

### BEDROOM TWO

16'0" x 13'4" (4.90 x 4.08)

### BEDROOM THREE

16'7" x 12'2" (5.07 x 3.73)

### BEDROOM FOUR

19'3" x 9'8" (5.87 x 2.95)

### STUNNING FAMILY BATHROOM

### DOUBLE GARAGE

27'0" x 17'1" (8.23 x 5.22)

### OFFICE AT THE REAR OF THE GARAGE

17'1" x 7'4" (5.22 x 2.24)

### LARGE REAR GARDEN WITH PATIO SEATING AREA

### LARGE GATED DRIVEWAY

### IDENTIFICATION CHECKS - C

### Auctioneer Comments





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# GROUND 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																																																																	
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