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**Meadowsweet Way | Cannock | WS12 2GS**

**Offers In The Region Of £415,000**

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## Summary

An Exceptional Four-Bedroom Family Home Presented to Show Home Standard Throughout. This stunning detached family residence is immaculately presented throughout and offers spacious, contemporary living accommodation finished to an exceptional standard. Ideally situated within easy reach of highly regarded schools, excellent transport links, Hednesford Hills, Cannock Chase and the popular designer shopping village, the property is perfectly suited to modern family living.

The accommodation briefly comprises an entrance porch leading into a welcoming reception hallway. A bright and spacious lounge features a walk-in bay window, and benefits from double doors opening into the impressive open-plan kitchen/diner. The stylish fitted kitchen incorporates a central island and provides access to a breakfast room, utility room and the beautifully maintained rear garden. To the first floor, there are four well-proportioned bedrooms, including a superb principal bedroom with

## Key Features

- STUNNING STUNNING STUNNING
- SPACIOUS LOUNGE
- EXCELLENT SCHOOLS
- BREAKFAST ROOM
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- DETACHED FOUR BEDROOM HOME
- UTILITY AND GUEST WC
- MODERN REFITTED KITCHEN DINER
- REFITTED BATHROOM AND EN-SUITE
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE PORCH AND HALLWAY

### SPACIOUS LOUNGE

16'4" x 11'4" (4.99 x 3.47)

### MODERN REFITTED OPEN PLAN KITCHEN DINER

17'10" x 12'1" (5.44 x 3.69)

### BREAKFAST ROOM

7'6" x 6'3" (2.31 x 1.91)

### UTILITY

7'6" x 5'1" (2.29 x 1.56)

### GUEST WC

### LANDING

### BEDROOM ONE

12'7" x 9'2" (3.84 x 2.80)

### EN-SUITE SHOWER ROOM

4'9" x 3'10" (1.45 x 1.17)

### BEDROOM TWO

9'0" x 8'7" (2.76 x 2.62)

### BEDROOM THREE

9'6" x 8'4" (2.91 x 2.56)

### BEDROOM FOUR

8'5" x 6'5" (2.57 x 1.97)

### FAMILY BATHROOM

6'9" x 5'4" (2.06 x 1.65)

### SINGLE GARAGE

18'5" x 8'6" (5.63 x 2.60)

### LANDSCAPED REAR GARDEN

### LARGE BLOCK DRIVEWAY

### 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 <sub>2</sub> ) Rating	
Score	Band	Score	Band
105-120	A	105-120	A
90-105	B	90-105	B
75-85	C	75-85	C
60-75	D	60-75	D
45-55	E	45-55	E
30-45	F	30-45	F
15-30	G	15-30	G

England & Wales EU Directive 2002/91/EC

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