



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



[illegible]

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Desired	
Very energy efficient: lower running costs			Very environmentally friendly: lower CO ₂ emissions
18.81 A 21.46	18.81 A 21.46	18.81 A 21.46	18.81 A 21.46
17.46 B 20.46	17.46 B 20.46	17.46 B 20.46	17.46 B 20.46
15.46 C 18.46	15.46 C 18.46	15.46 C 18.46	15.46 C 18.46
13.46 D 16.46	13.46 D 16.46	13.46 D 16.46	13.46 D 16.46
11.46 E 14.46	11.46 E 14.46	11.46 E 14.46	11.46 E 14.46
9.46 F 12.46	9.46 F 12.46	9.46 F 12.46	9.46 F 12.46
7.46 G 10.46	7.46 G 10.46	7.46 G 10.46	7.46 G 10.46
Not energy efficient: higher running costs			Not environmentally friendly: higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC