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**Newlands Court | Cannock | WS12 3YS**

**Open To Offers £380,000**



## Summary

Welcome to Newlands Court in Cannock, where you will find an exquisite four-bedroom detached family home that truly stands out. This property has been beautifully presented and thoughtfully improved, making it an ideal choice for modern family living.

As you enter, you are greeted by a spacious lounge that provides a comfortable area for relaxation. The bespoke kitchen/diner serves as the heart of the home, perfect for casual family meals and entertaining guests alike. The utility room adds a touch of convenience, while a guest W.C enhances the practicality of the ground floor. The stunning orangery is a highlight, allowing natural light to flood the space and creating a warm, inviting atmosphere.

On the first floor, you will discover four generous bedrooms. The master suite is particularly impressive, featuring an en-suite bathroom that offers added privacy. A well-appointed family bathroom serves the remaining bedrooms, ensuring comfort for all family members.

The outdoor space is equally impressive, featuring a summerhouse that is currently used as an office. This versatile area could easily be transformed to suit your personal needs, whether as a dance studio, bar, gym, or even an aesthetics clinic. Additionally, the home is equipped with two electric vehicle charging points, making it an excellent choice for eco-conscious buyers.

Situated in a quiet cul-de-sac, this property offers a peaceful retreat while still being conveniently located near local amenities. This remarkable family home is not to be missed, offering a perfect blend of style, space, and functionality in a desirable location. Come and see for yourself the wonderful lifestyle that awaits you at Newlands Court.

## Key Features

- FOUR SPACIOUS BEDROOMS
- UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE
- ORANGERY PERFECT FOR RELAXATION
- TWO EV CHARGING POINTS
- BESPOKE KITCHEN/DINER
- DOWNSTAIRS GUEST W.C
- FAMILY BATHROOM
- SUMMER-HOUSE
- QUIET CUL-DE-SAC LOCATION

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

14'6" x 11'7" (4.441 x 3.531)

### KITCHEN/DINER

15'8" x 11'8" (4.793 x 3.581)

### ORANGERY

15'0" x 7'5" (4.584 x 2.271)

### UTILITY ROOM

5'11" x 6'2" (1.821 x 1.904)

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'9" x 11'8" (3.593 x 3.578)

### BEDROOM TWO

12'10" x 8'6" (3.921 x 2.593)

### BEDROOM THREE

8'7" x 10'10" (2.621 x 3.312)

### BEDROOM FOUR

7'3" x 8'1" (2.233 x 2.484)

### EN-SUITE BATHROOM

### FAMILY BATHROOM

7'7" x 8'1" (2.33 x 2.484)

### EXTERNALLY

### SUMMER-HOUSE

15'0" x 8'1" (4.584 x 2.471)

### GARAGE

### FULLY ENCLOSED REAR GARDEN

### PRIVATE DRIVE FOR FIVE CARS

### IDENTIFICATION CHECKS - C

### Premium Conveyancing (B)





GROUND FLOOR

1ST 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>
150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>
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225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>
250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>

England & Wales EU Directive 2002/91/EC