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Eden Close | Cannock | WS12 2EB

£299,950

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Summary

Simply stunning and beautifully presented throughout, this impressive home has been finished to a high standard and offers an ideal setting for modern family living. Conveniently located near excellent schools, transport links, and a range of local shops and amenities, the property combines style, comfort, and practicality.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway that leads through to a spacious lounge, providing a relaxing living area, the lounge opens seamlessly into a stunning refitted kitchen diner, creating a wonderful open-plan space perfect for everyday living and entertaining. The kitchen has been thoughtfully designed with modern fittings and ample space for dining. In addition, there is a useful utility room, a convenient guest WC, and access to a good-sized storage space.

To the first floor, the property offers three well-proportioned bedrooms, all presented to a high standard, along with a beautifully refitted family bathroom. Externally, the home continues to impress with an enclosed rear garden, offering a private outdoor space complete with a patio seating area, ideal for outdoor dining and entertaining. To the front of the property, a large driveway provides ample off-road parking for several vehicles.

This exceptional home must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

Key Features

Rooms and Dimensions

ENTRANCE HALLWAY

SPACIOUS LOUNGE

4.152 x 3.834 (1.22m.46.33m x 0.91m.254.20m)

STUNNING KITCHEN DINER

15'7" x 10'3" (4.750 x 3.147)

UTILITY

10'11" x 7'1" (3.331 x 2.167)

GUEST WC

4'9" x 3'6" (1.459 x 1.069)

STORAGE ROOM

7'5" x 7'1" (2.266 x 2.162)

LANDING

BEDROOM ONE

12'0" x 9'6" (3.676 x 2.897)

BEDROOM TWO

9'9" x 8'11" (2.993 x 2.723)

BEDROOM THREE

9'1" x 5'10" (2.776 x 1.799)

FAMILY BATHROOM

6'3" x 5'10" (1.915 x 1.783)

ENCLOSED REAR GARDEN

LARGE FRONT DRIVEWAY





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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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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	
Current	Potential	Current	Potential
<p>Buyer's average energy cost - lower energy costs</p> <p>100-125 £/year A</p> <p>125-150 £/year B</p> <p>150-175 £/year C</p> <p>175-200 £/year D</p> <p>200-225 £/year E</p> <p>225-250 £/year F</p> <p>250-300 £/year G</p>	<p>81</p>	<p>Buyer's environmental impact - lower CO₂ emissions</p> <p>100-125 g/kWh A</p> <p>125-150 g/kWh B</p> <p>150-175 g/kWh C</p> <p>175-200 g/kWh D</p> <p>200-225 g/kWh E</p> <p>225-250 g/kWh F</p> <p>250-300 g/kWh G</p>	<p>81</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

