



Webbs

Helping people move since 1994

Hatherton Croft | Shoal Hill, Cannock | WS11 1LD

Offers In The Region Of £595,000

 **Webbs**
estate agents

Summary

**** EXECUTIVE DETACHED FAMILY HOME ** SELF CONTAINED ANNEX ** POPULAR LOCATION ** INTERNAL VIEWING IS ESSENTIAL ** WELL MAINTAINED THROUGHOUT ** STUNNING LANDSCAPED GARDENS ** OUTSTANDING POTENTIAL ****

Webb's Estate Agents have the pleasure of offering this well-presented executive detached family home, situated in a sought-after location. Benefiting from the addition of a self-contained ANNEX, ideal for extended family or working from home. Occupying a lovely position with STUNNING landscaped gardens. This unique home comprises: entrance porch, through hallway, guest WC, dining room, lounge, breakfast kitchen, four bedrooms, bathroom and ensuite. The self-contained Annex comprises: kitchen, lounge, shower-room and bedroom.

VIEWING STRONGLY ADVISED

Key Features

- EXECUTIVE DETACHED FAMILY HOME
- SELF CONTAINED ANNEX
- INTERNAL VIEWING IS ESSENTIAL
- SOUGHT AFTER LOCATION
- VERY WELL PRESENTED
- DECEPTIVELY SPACIOUS

Rooms and Dimensions

ENTRANCE PORCH

THROUGH HALLWAY

GUEST WC

DINING ROOM

10'11" x 11'4" (3.35m x 3.47m)

LOUNGE

18'2" x 11'6" (5.54m x 3.52m)

BREAKFAST KITCHEN

20'3" x 9'3" (6.19m x 2.82m)

LANDING

BEDROOM ONE

13'1" x 11'3" (4.01m x 3.45m)

ENSUITE

BEDROOM TWO

13'11" x 9'1" (4.25m x 2.78m)

BEDROOM THREE

11'5" x 9'8" (3.48m x 2.95m)

BEDROOM FOUR

9'5" x 6'5" (2.89m x 1.96m)

FAMILY BATHROOM

SELF CONTAINED ANNEX

ANNEX BEDROOM

20'6" x 7'3" (6.27m x 2.21m)

INNER HALLWAY

ANNEX KITCHEN

10'5" x 7'4" (3.19m x 2.24m)

ANNEX LOUNGE

15'9" x 9'4" (4.82m x 2.86m)

STUNNING LANDSCAPED GARDENS

PRIVATE DRIVEWAY

Premium Conveyancing (R)







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	
Score	Band	Score	Band
100-125	A	100-125	A
75-100	B	75-100	B
50-75	C	50-75	C
25-50	D	25-50	D
10-25	E	10-25	E
1-10	F	1-10	F
0-1	G	0-1	G

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

