



Harpers Paddock, Hill Street, Cannock, Staffs WS12 2DP

£375,000

**** 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.



- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN
- STUDY / DINING ROOM
- MASTER BEDROOM
- EN SUITE SHOWER ROOM
- BEDROOM TWO
- BATHROOM
- OUTSIDE

There is driveway parking, SOLAR PANELS and an enclosed rear garden.

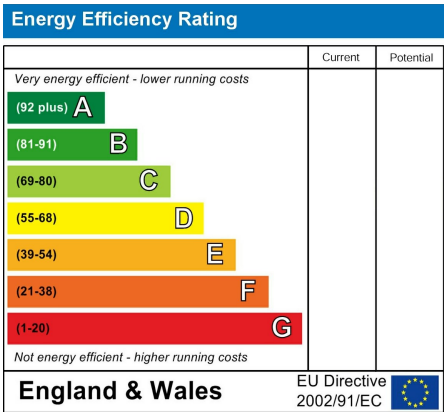
Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Webbs Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £46.00 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

IMAGE DISCLAIMER A

Certain photographs within these particulars have been digitally altered and virtually staged using artificial intelligence. Furniture, floor coverings, artwork, televisions, lighting, plants and decorative accessories shown may have been digitally added and are not included in the sale unless expressly stated otherwise.

The virtually staged images are intended only to demonstrate the potential use and appearance of the accommodation. They should not be relied upon as an exact representation of the property's current condition, finish or contents. Room dimensions, permanent fixtures and structural features have not intentionally been altered. Prospective purchasers must refer to the original photographs, floorplan and written particulars and should inspect the property in person before making any decision.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).