

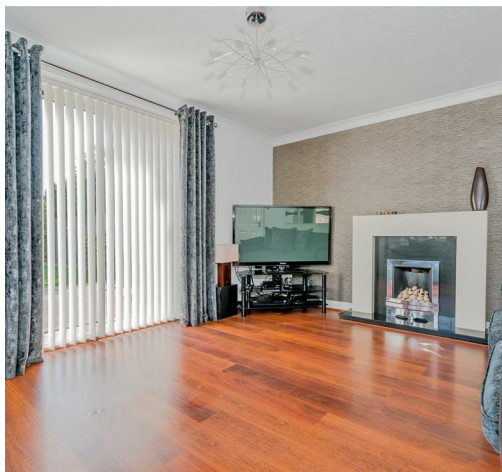


**Webbs**  
*Exclusive Homes*

**Keys Park Road, Wimblebury / Heath Hayes, Cannock, WS12 2GW**  
**Offers In The Region Of £215,000**



**\*\* SHOW HOME STANDARD \*\* CORNER PLOT \*\* THREE BEDROOMS \*\* LOUNGE \*\* KITCHEN DINER \*\* ENCLOSED LOW MAINTENANCE REAR GARDEN \*\* KITCHEN DINER \*\* DRIVEWAY AND SINGLE GARAGE \*\* POPULAR LOCATION \*\* EARLY VIEWING ADVISED \*\***  
**WEBBS ESTATE AGENTS** are pleased to offer for sale an immaculately presented detached property set on a corner plot in brief having entrance hallway, guest WC, lounge with sliding patio doors opening out to the rear garden, kitchen diner with integrated appliances. To the first floor there are three bedrooms with the master having en-suite shower room, a refitted family bathroom completes the first floor, externally the property has Creatprint driveway, single garage with electronic up and over door, early viewing is strongly advised to avoid disappointment.



#### **Draft Details**

Awaiting Vendors Approval

#### **Entrance Hallway**

Double glazed door to the front elevation, laminate flooring, wall mounted radiator, stairs rising to the first floor and doors to:

#### **Guest WC**

Obscure double glazed window facing the front elevation, low level WC, hand wash basin, laminate flooring, wall mounted radiator and ceiling light point.

#### **Kitchen Diner**

13'8" x 8'7"

Double glazed window facing the side, having a range of matching wall, floor and draw units with work surfaces over, integrated double oven, hob and extractor fan and having space for appliances, one and a half bowl sink and drainer with splash back tiling, decorative lighting, wall mounted radiator and tiled flooring.

#### **Lounge**

16'10" x 12'0"

Double glazed walk in bay window facing the front elevation, laminate



flooring, wall mounted radiators, feature fire surround housing pebble effect gas fire, double glazed sliding patio doors to the rear leading onto the decked seating area.

#### **Landing**

Loft access, ceiling light point, double glazed window facing the front elevation.

#### **Bedroom One**

10'9" x 9'2"

Double glazed window facing the side elevation, built in wardrobes, wall mounted radiator, ceiling light point and door to the en-suite shower room.

#### **En-Suite Shower Room**

Obscure double glazed window facing the front elevation, corner shower, low level WC, contemporary wall mounted hand wash basin, tiled walls and flooring, down lighting and extractor fan.

#### **Bedroom Two**

9'3" x 6'0"

Double glazed windows facing the side and front elevations, wall mounted radiator and ceiling light point.

#### **Bedroom Three**

8'6" x 6'7"

Double glazed window facing the side elevation, wall mounted radiator and ceiling light point.

#### **Refitted Family Bathroom**

Double glazed obscure window facing the rear elevation, panel bath with mixer tap shower over, low level WC, hand mounted contemporary wash basin.

#### **Garage**

Single garage with electric up and over door, power and lighting.

#### **Externally**

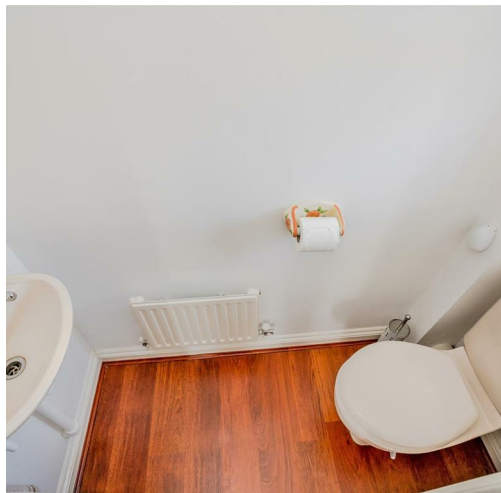
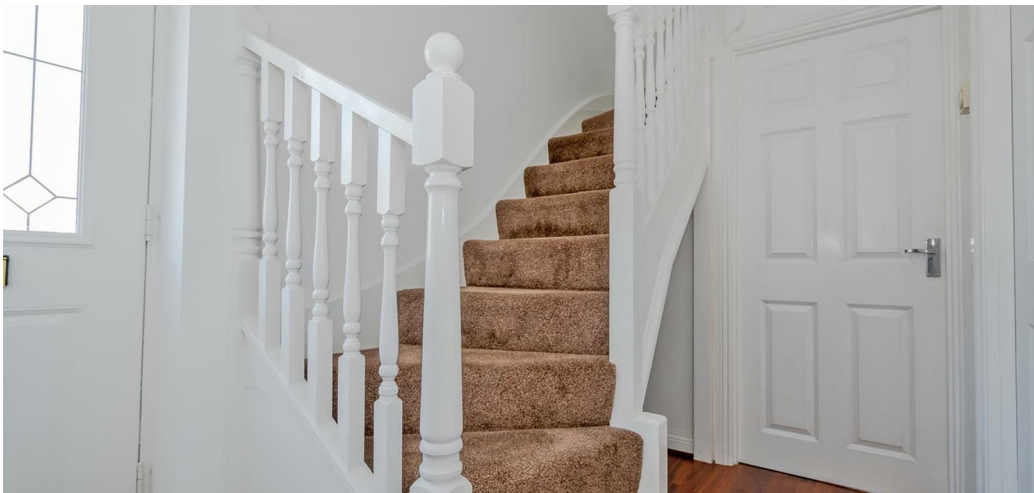
The property has low maintenance rear garden with decked patio and display borders, side gated access to the driveway and garage.

#### **Free Valuation**

CALL 01543 468846 FREE VALUATIONS  
 NO SALE NO FEE

#### **Sales Details**

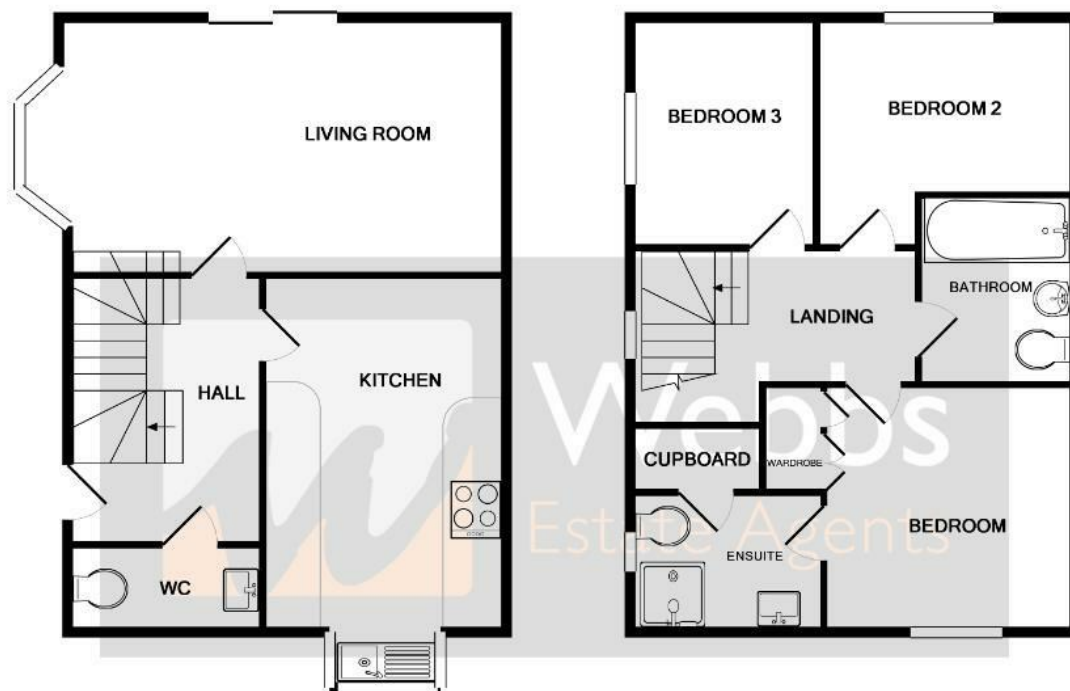
Viewing - Strictly by prior appointment through WEBBS ESTATE AGENTS.  
 General Information: Whilst every care has been taken in the preparation of



these particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible, however slight discrepancies may inadvertently occur. Purchasers are advised to check all measurements critical to their requirements.







GROUND FLOOR  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1128 SQ.FT. (104.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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).



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