


## Albany Drive | Cannock | WS12 2GQ

**Offers Invited £400,000**

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## Summary

** FOUR GENEROUS BEDROOMS ** EN-SUITE ** CONSERVATORY ** GARAGE ** QUIET CUL-DE-SAC LOCATION ** FABULOUS KITCHEN/DINER ** CLOSE TO ALL LOCAL AMENITIES **

WEBBS ESTATE AGENTS welcome to market a executive four bed detached family home in the highly sought-after area of Albany Drive Wimblebury. This well-presented modern property is a perfect family home . With four spacious bedrooms, including a master suite complete with an en-suite shower room, this property is designed for comfort and convenience.
As you enter, you are greeted by a welcoming hallway that leads to a modern kitchen and dining area, perfect for family meals and entertaining guests. The addition of a conservatory enhances the charm of the home, providing a lovely space to relax and enjoy the views of the garden. The lounge is a generous size ample space for relaxing evenings or entertaining family and friends .The ground floor also features two reception rooms, a utility room, and a guest W.C., ensuring ample space for family living.
The first floor boasts four generous bedrooms, making it an excellent choice for families needing extra space. The family bathroom is well-appointed, catering to the needs of the household.
Externally, the property is complemented by a mature, private garden, offering a tranquil outdoor retreat. There is also parking available for several vehicles, along with a garage for added convenience.
The location of this home is particularly appealing, tucked away in a quiet cul-de-sac yet conveniently close to local amenities and within walking distance to excellent schools. This property truly represents the perfect family home, combining spacious living with a peaceful setting. Don't miss the opportunity to make this delightful house your new home.

## Key Features

- FOUR SPACIOUS BEDROOMS
- CONSERVATORY
- MASTER EN-SUITE
- PARKING
- MODERN KITCHEN/DINER
- UTILITY ROOM WITH GUEST W.C
- MATURE PRIVATE GARDEN
- QUIET CUL-DE-SAC LOCATION

## Rooms and Dimensions

**Entrance Porch**

**Entrance Hallway**

**Living Room**
16'3" x 10'6" (4.96 x 3.22)

**Kitchen/Diner**
9'10" x 20'2" (3.00 x 6.16)

**Utility Area**
5'8" x 5'0" (1.75 x 1.53)

**Conservatory**
10'9" x 8'6" (3.30 x 2.60)

**Landing**

**Bedroom**
13'3" x 11'1" (4.05 x 3.40)

**Ensuite**

**Bedroom**
11'11" x 8'2" (3.64 x 2.50)

**Bedroom**
7'6" x 11'2" (2.29 x 3.41)

**Bedroom**
8'11" x 8'1" (2.73 x 2.47)

**Bathroom**

**Garage**
16'3" x 7'11" (4.97 x 2.42)

**Driveway**

**Gardens**

**IDENTIFICATION CHECKS - C**

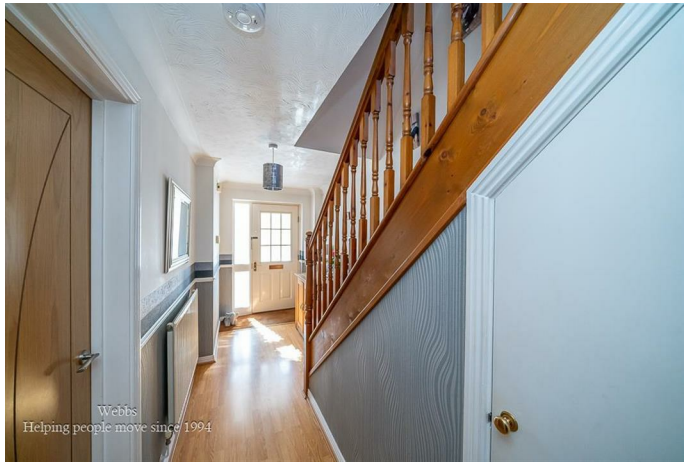
**Agents Notes**










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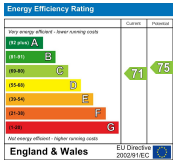
**Approximate total area**(1)

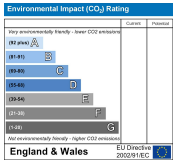
125.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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