



Baden Powell Close, Cannock Wood, WS15 4QZ

Offers in the Region Of £675,000

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4  2  3 

Situated in the sought after area of Cannock Wood lies this meticulously finished and immaculately presented four bedroom family home that has to be viewed to be fully appreciated!! Internally this wonderful home features a welcoming entrance hall, spacious family living room, versatile office/snug room and guest W/C.

The focal point of the property is the beautiful extended kitchen featuring a dining space, high spec kitchen with high end finishings and appliances and also a living space with stunning vaulted ceiling and dual aspect bi-folding doors. Completing the ground floor is the utility space and large double garage.

Stairs lead to the first floor where you will find four generous bedrooms, an en suite to master and also a stunning family bathroom.

Outside is a well manicured and privately enclosed rear garden and to the fore is a multi vehicle driveway.

The surrounding area is a perfect balance between semi rural living and convenience, you have pleasant walks in nearby countryside but also schools and shops within easy reach.

If you are in the market for an exceptional family home then please call on 01543 686444.







## Property Specification

PERFECT FAMILY HOME  
SOUGHT AFTER LOCATION  
THREE RECEPTION ROOMS  
STUNNING KITCHEN DINER  
VAULTED CEILING

Hallway 21' 4" x 7' 3" (6.49m x 2.21m)

Living Room 16' 9" x 15' 5" (5.10m x 4.71m)

Kitchen Dining Living Space 27' 3" x 17' 10" (8.30m x 5.44m)

Snug/Office 8' 6" x 8' 6" (2.60m x 2.60m)

Utility Room 8' 11" x 5' 7" (2.73m x 1.70m)

Garage 17' 7" x 17' 0" (5.36m x 5.19m)

Landing

Bedroom One 13' 7" x 17' 0" (4.15m x 5.18m)

Bedroom Two 11' 7" x 15' 2" (3.53m x 4.63m)

Bedroom Three 14' 0" x 12' 6" (4.27m x 3.80m)

Bedroom Four 10' 4" x 11' 8" (3.16m x 3.56m)

Bathroom 8' 11" x 11' 5" (2.73m x 3.48m)

En Suite

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: F  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

