

# HAZELWOOD DEVELOPMENT GREAT WYRLEY | SOUTH STAFFORDSHIRE



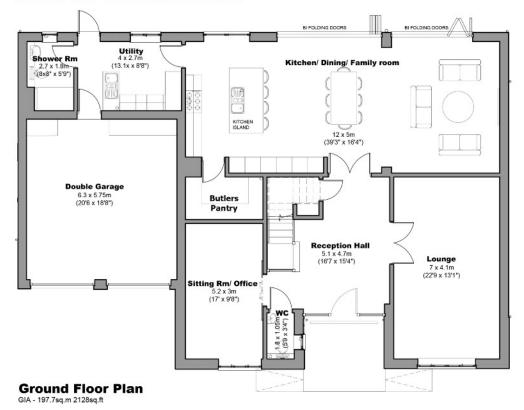




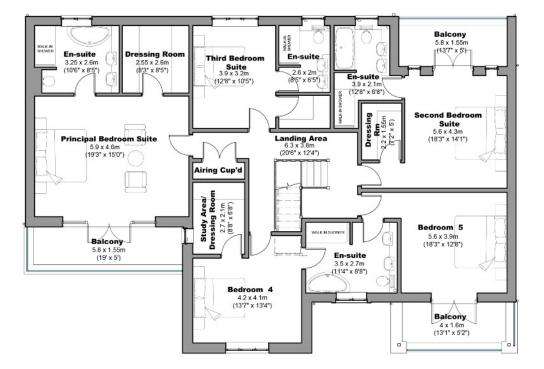
### HAZELWOOD DEVELOPMENT | GREAT WYRLEY | SOUTH STAFFORDSHIRE | WS6 6AA

An outstanding development of 17 homes standing within a gated site of approximately 7 acres in total in beautiful South Staffordshire countryside.

Cannock 3.9 miles - Walsall 6.9 miles - Wolverhampton 8 miles - Birmingham 15 miles - M6 2.2 miles - M6 (J11) 3.9 miles

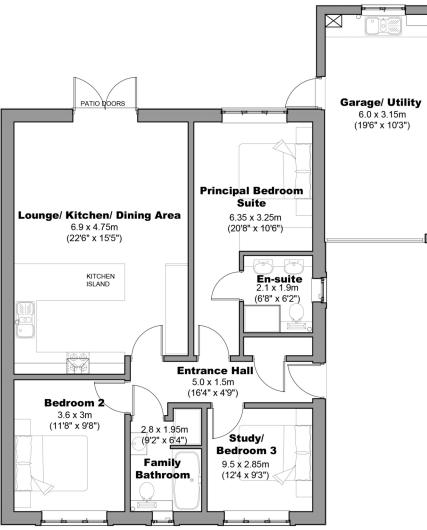






First Floor Plan GIA - 168.8sq.m 1816.9sq.ft

#### **BUNGALOW TYPE**



**Ground Floor Plan** GIA - 106.7sq.m 1148.5sq.ft



#### LOCATION

The Hazelwood development stands on the fringes of Great Wyrley which is a soughtafter South Staffordshire village which provides a full complement of local facilities. Excellent and extensive amenities are available nearby within several major centres with the West Midlands designer outlet standing in Cannock.

Schooling is well catered for with primary and secondary schools all being within easy reach. A medical centre, dentist and a veterinary practice are available within the village which also has a selection of pubs, bistros and eateries. Leisure facilities are available within the area including golf courses, gyms, superb horse riding and Cannock Chase which is an area of outstanding natural beauty.

#### DESCRIPTION

The site comprises seventeen properties with fourteen substantial, family houses and just three bungalows.

Great care and attention to detail has been given to the design and layout of the properties and the residences are being finished to the highest of standards with an excellent and full specification.

The houses have well proportioned living accommodation over two floors with two large reception rooms and a vast kitchen / dining / family room forming the focal point of the ground floor with bifold doors to the garden. There are a total of five bedrooms, three dressing rooms and five bath / shower rooms. The bungalows are also of generous proportions with three bedrooms, two bath / shower rooms and a living kitchen providing fine, contemporary spaces.

#### OUTSIDE

The houses benefit from double garages and stand behind unusually deep frontages with long driveways providing ample parking for multiple vehicles. The houses stand within plots of just over a quarter of an acre in total up to just under 0.4 acres and the bungalows also have generous plots, ample parking and single garaging. The garden areas will all be fully turfed and fenced and the entire development is gated for security and peace of mind.

#### FEATURES

- Gated entrance with remote access with handsets in the properties and Bluetooth from mobile phones together with a pedestrian gate with keypad access
- High quality Nobilia kitchens from Germany with silestone worktops
- A comprehensive range of Neff appliances
- Bosch washing machines and tumble dryers to the laundry
- Bespoke butler's pantry off kitchen
- Porcelanosa floor tiling to the living kitchen and bath / shower rooms
- Underfloor heating throughout with air source heat pumps (EPC: B)
- Satin chrome light switches and plug sockets
- External ground lighting and flood lighting
- Three phase electric supply to the houses
- Luxury appointments to all bath / shower rooms
- Remote controlled Garage Doors
- Security system and CCTV
- 10 Year Advantage Approved Warranty Scheme

#### DIRECTIONS

Sat Nav Postcode: WS6 6AA

Using the What3Words App: ///digit.tolls.brick

The development lies just off Hazel Lane which leads into the village centre which is about one mile away.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





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## BERRIMAN EATON