



41 Waterlily Close, Wimblebury, Cannock, Staffordshire,
WS12 2GN



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£345,000

Bill Tandy and Company are delighted to be offering to the market this superbly presented detached four bedroom family home. This modern property, built on a popular residential estate, has the added benefits of Wimblebury Park just to the rear which then extends further into the Brickworks Nature Reserve offering an abundance of natural walks and outdoor space, perfect for dog walkers or lovers of outdoor space. There is easy access to highly regarded local schools and local amenities, and there are good transport links. The property is superbly presented by its current owners and briefly comprises reception hall, lounge, separate dining room, breakfast kitchen, guests cloakroom, office/snug, four first floor bedrooms, the main bedroom having an en suite shower room, and a family bathroom. Outside there is a fenced enclosed rear garden, hard landscaped for low maintenance, low maintenance frontage with driveway for two cars and a detached single garage. An early viewing of this property is considered essential to appreciate the superb finish throughout.



RECEPTION HALL

approached via a composite UPVC opaque double glazed front entrance door with matching opaque double glazed side panel and having ceiling light point, Victorian style wrought-iron radiator, stairs to first floor and doors to further accommodation.

GUESTS CLOAKROOM

having UPVC opaque double glazed window to side, wall mounted wash hand basin with tiled splashback, low level W.C., ceiling light point and radiator.

LOUNGE

5.00m max into bay x 3.40m (16' 5" max into bay x 11' 2") a delightfully bright room having a feature walk-in UPVC double glazed bay window, decorative fireplace with contemporary tiled hearth and wooden mantel above, two Victorian style radiators, two light points and glazed double oak doors opening to the:

DINING ROOM

3.20m x 2.70m (10' 6" x 8' 10") having UPVC double glazed French doors leading out to the rear patio, ceiling light point and Victorian style radiator and glazed oak door leading to:

FITTED BREAKFAST KITCHEN

4.20m x 3.40m (13' 9" x 11' 2") a contemporary kitchen having modern cream high gloss base units with contrasting work surfaces above, matching wall mounted units, tiled splashbacks, eye-level double oven, integrated fridge/freezer, slimline dishwasher, four burner gas hob with overhead extractor, one and a half bowl sink and drainer with mono mixer tap, island unit with breakfast bar and storage units below, tiled floor, two ceiling light points, fittings for wall mounted T.V., UPVC double glazed window and door to rear, under stairs storage which could be used as a pantry and door to hallway.

OFFICE/SNUG

2.20m x 2.10m (7' 3" x 6' 11") having UPVC double glazed window to front, ceiling light point and radiator.



SPACIOUS FIRST FLOOR LANDING

having ceiling light point, smoke detector and loft access hatch with pulldown ladder leading to part boarded loft with power and light. Doors lead off to further accommodation.

BEDROOM ONE

3.40m x 2.90m (11' 2" x 9' 6") having ceiling light point, radiator, UPVC double glazed window to front, fitted wardrobes to one wall and door to:

EN SUITE SHOWER ROOM

1.80m x 1.60m (5' 11" x 5' 3") a re-fitted contemporary shower room having corner enclosed shower unit with glazed sliding door and mains plumbed shower fitment with dual head incorporating rainfall effect, Victorian style pedestal wash hand basin, W.C., brick wall tiling, UPVC opaque double glazed window to side, recessed downlights and Victorian style radiator with built-in towel rail.

BEDROOM TWO

3.10m x 3.00m (10' 2" x 9' 10") having ceiling light point, radiator, UPVC double glazed window to front and built-in wardrobes to one wall.

BEDROOM THREE

3.20m x 2.60m (10' 6" x 8' 6") having UPVC double glazed window to rear, ceiling light point and radiator.



BEDROOM FOUR

2.60m x 2.50m (8' 6" x 8' 2") having UPVC double glazed window to rear, ceiling light point and radiator.

FAMILY BATHROOM

2.20m x 1.70m (7' 3" x 5' 7") having white suite comprising low level W.C., pedestal wash hand basin and panelled bath with gravity fed shower fitment above, ceramic wall tiling, UPVC opaque double glazed window to rear, ceiling light point, extractor fan and radiator.

OUTSIDE

To the front of the property is a low level hedged boundary from the pavement with pebbled bedding area, paved path leading to the front door and driveway providing parking for two cars. To the rear is a fence enclosed garden, currently paved for low maintenance and having a raised bedding plant border to the rear, pebbled boundary areas suitable for potted plants, gate leading to the front driveway, and lovely views over Wimblebury Park leading to the Brickworks Nature Reserve.

DETACHED SINGLE GARAGE

5.20m x 2.50m (17' 1" x 8' 2") approached via a manual up and over entrance door and having light and pitched roof useful for additional storage.



COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

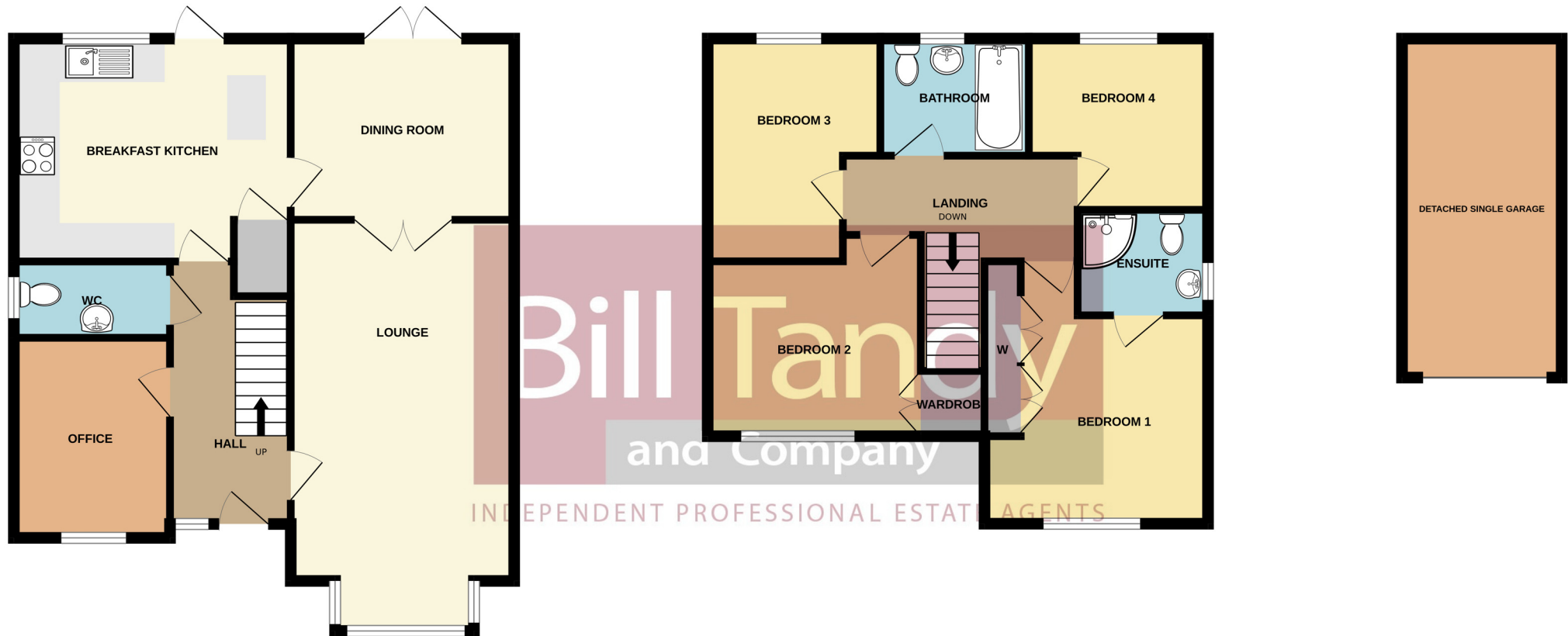
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR

OUTBUILDING



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS