



flint & co

flintandco.com 01543 624400

Cannock office: Telephone: 01543 62 44 00 E-mail: info@flintandco.com



**5 Rochester Way, Heath Hayes, Cannock, WS12 3YH**

**£370,000**

A very well presented and spacious four bedroom detached property beautifully positioned on a private driveway offering space and privacy. The property is also located in the popular residential area of Heath Hayes with shops, amenities, public transport routes and good school catchment for both Primary and secondary education. The property accommodation in brief comprises of: through hallway, guest cloakroom, lounge and separate dining room, kitchen, utility, master bedroom with ensuite shower room, three further good sized bedrooms, refitted family bathroom, good sized rear garden, driveway to fore and garage.

\*\*\*\*\*VIEWING RECOMMENDED TO APPRECIATE SIZE AND POSITION\*\*\*\*\*



### Through hallway

Having a ceiling light point, power point, radiator, storage cupboard and stairs off to first floor.

### Guest cloakroom

A suite comprises of: Low level WC, vanity wash hand basin, partial wall tiling, tiled flooring, radiator and a double glazed window to the front.

### Lounge

17'3" x 11'6" (5.26m" x 3.51m")

Having a ceiling light point, power points, feature fireplace housing a living flame gas fire a double glazed bay window to the front and double doors to the dining room.

### Dining room

11'1" x 9'8" (3.38m" x 2.95m")

Having a ceiling light point, power points, radiator and double glazed patio door to the rear and door into the kitchen.

### Kitchen

10'8" x 10'1" (3.25m" x 3.07m")

Having a range of wall mounted and base units with roll top work surfaces over incorporating an acrylic sink and drainer, plumbing for a dish washer, space for fridge freezer, built in gas hob and electric oven with extractor hood over, partial wall tiling, a ceiling light point, power points, tiled flooring, a double glazed window to the rear and door into the utility.

### Utility room

8'2" x 7'8" (2.49m" x 2.34m")

Having base units with roll top work surfaces over incorporating an acrylic sink and drainer, there is plumbing for a washing machine, partially tiled walls, a ceiling light point, power points, radiator, a double glazed window and door to the rear and door into the garage.

### First floor Landing

Having a ceiling light point, loft access, airing cupboard and doors to:

### Master bedroom

12'7" x 11'4" (3.84m" x 3.45m")

Having a ceiling light point, power points, radiator built in wardrobes and a double glazed window to the front.

### Ensuite shower room

A suite comprises of low level WC, pedestal wash hand basin, shower enclose in a cubicle, a ceiling light point, radiator, extractor fan, tiled walls and a double glazed obscured window to the front.

### Bedroom two

12'7" x 9'10" (3.84m" x 3.00m")

Having a ceiling light point, power points, radiator and a double glazed window to the rear.

### Bedroom three

13' x 8'6" including wardrobes (3.96m x 2.59m" including wardrobes)

Having a ceiling light point, power points, radiator, fitted wardrobes and a double glazed window to the front.

### Bedroom four

12'7" x 10'11" max (3.84m" x 3.33m" max )

Having a ceiling light point, power points, radiator, fitted wardrobes, laminate wood effect flooring and a double glazed window to the rear.

### Bathroom

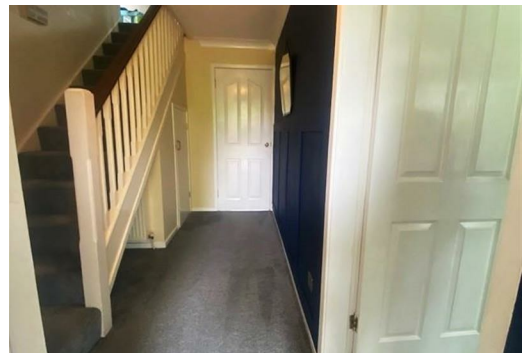
A white suite comprises of: Low level WC, pedestal wash hand basin, bath with shower over, a ceiling light point, tiled walls, heated towel rail and an obscured double glazed window to the rear.

### Outside

To the front of the property there is a block paved driveway and lawn area. There is a good sized rear garden with flower and shrub borders a paved patio garden shed and a decked seating area.

### Garage

Having an up and over door, with lighting and power.



### Council tax band: D Tenure: Freehold

Agents 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 dimension 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

