



Connells

Avenue Road
Heath Hayes, Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this FANTASTIC FIRST TIME BUY OPPORTUNITY located in Heath Hayes, Cannock.

Presented to a show home standard and being immaculate throughout, this stunning family home briefly comprises of an entrance hallway, a fully fitted kitchen complete with stylish high gloss units, a trendy breakfast bar area and enough space for dining. From there having a spacious lounge with French doors opening out to the rear garden; creating an extension to the outside whilst offering ample natural light to the room.

To the first floor having three very well presented bedrooms and a modern family bathroom

Externally benefiting from having a brick paved driveway suitable for multiple vehicles, access to the garage and paved pathway to the side entrance door. To the rear having a large garden complete with paved patio areas and laid to lawn.

The property is well located within walking distance of McArthur Glen Designer Outlet whilst also providing easy access to Cannock Town Centre offering a wide range of amenities with both local & national bus & train services available. Commuter benefits include A460, A5 and the M6 toll road linking the Midlands motorways.

The property also benefits from being close to both Primary & Secondary schools and to the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history.

Ground Floor

Hallway

Having a double glazed side entrance door, double glazed window, radiator,

Living Room

14' 6" x 12' 7" max (4.42m x 3.84m max)

Having a double glazed window to the rear aspect, double glazed French doors to the rear garden, radiator, two ceiling light points and laminate flooring

Kitchen / Diner

14' 6" x 13' 1" max (4.42m x 3.99m max)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a breakfast bar, integrated oven stack, induction hob with splash-backs and extractor hood over, two radiators, TV point, spotlights, laminate flooring and a double glazed window to the front aspect

First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

14' 6" x 9' 8" (4.42m x 2.95m)

Having two double glazed windows to the front aspect, two radiators, ceiling light point and carpeted flooring

Bedroom 2

8' 6" x 12' 1" (2.59m x 3.68m)

Having a double glazed window to the rear aspect, built in storage cupboard, radiator, ceiling light point and carpeted flooring

Bedroom 3

5' 9" x 12' 7" (1.75m x 3.84m)

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bathroom

Having a double glazed window to the side aspect, WC, vanity wash hand basin, P shaped bath with shower over and glass screen, part tiled walls, radiator, ceiling light point and laminate flooring

Outside

Front

Having a brick paved driveway suitable for multiple vehicles, access to garage via up & over door and side access to the front entrance door

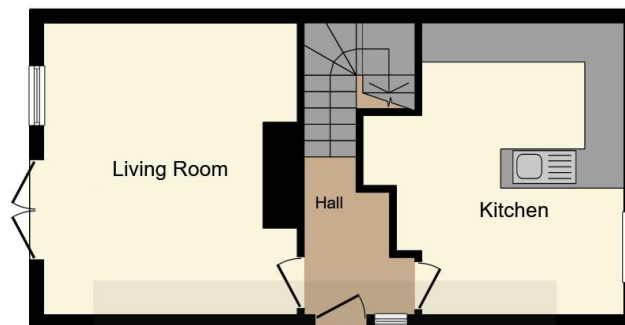
Rear

Having multiple paved patio areas and laid to lawn

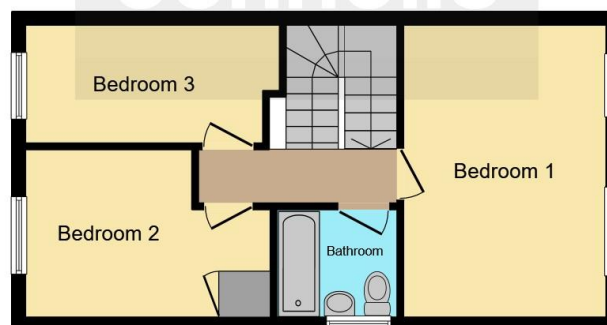








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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10-12 Wolverhampton Road
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108439



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