



Keable Homes Ltd
Sales & Lettings

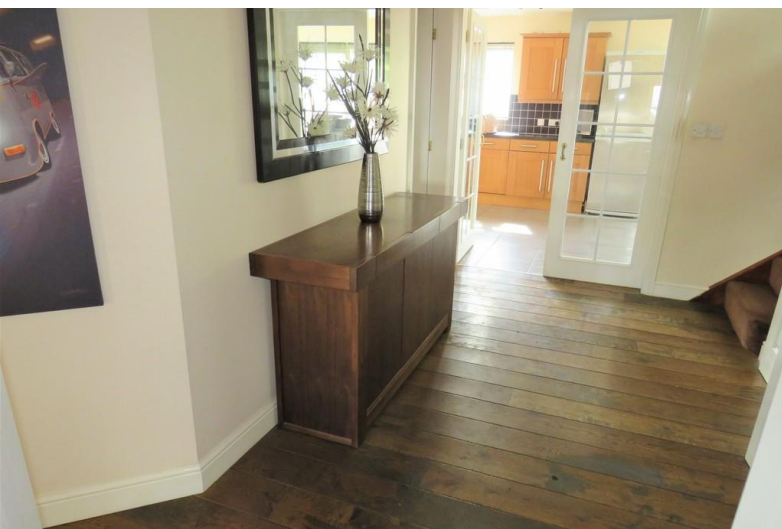
Avenue Road

Heath Hayes, Cannock, WS12 2DY

- INDIVIDUALLY DESIGNED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- THREE RECEPTION ROOMS

Asking Price Of £325,000

EPC Rating 'TBC'





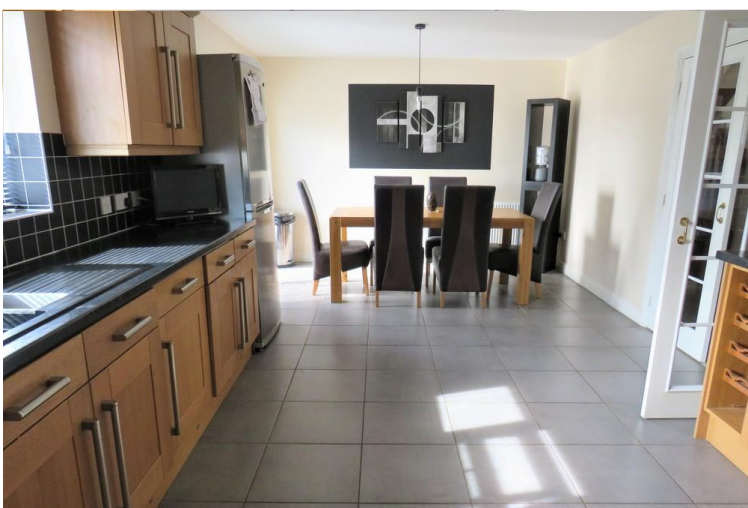
Property Description

Keable Homes are excited to bring to market this large, unique four bedroom detached family home. Benefiting from three large reception rooms as well as a huge kitchen diner, this offers spacious living accommodation for the family buyer. To the first floor are four double bedrooms, two with en-suite shower rooms, and a four piece family bathroom.

To the rear is a large, south facing, landscaped garden with patio and decked areas as well as lawns with a summer house at the bottom.

The property is situated a short walk from popular Five Ways Primary School, and close to all local bus and rail links. Heath Hayes town is a short stroll away, with a post office, hairdressers, shops and all other amenities as well as local big chain supermarkets being close by.

The property is approached via a large block paved driveway providing parking for approximately five or





more vehicles. It is entered via a UPVC double glazed side door into:

HALLWAY -

with real wood flooring, the hallway is spacious and sweeps around to the rear of the property. All three reception rooms are accessible from the hall, as is a spacious and useful storage cupboard, the kitchen diner and:

GUEST WC

(1.96m x 0.99m) - with a low level WC, hand wash basin, central heating radiator, ceiling light point and a UPVC double glazed window overlooking the side.



DINING ROOM

(3.55m x 3.08m) - a bright room with a UPVC double glazed window overlooking the front. There is a ceiling light point, central heating radiator and laminate flooring.

LIVING ROOM

(5.07m x 3.49m) - entered via a double width archway, the room is spacious with real wood flooring, an electric fire inset into the wall, television aerial point, central heating radiator and ceiling light point. There is a UPVC double glazed window overlooking the front.



STUDY

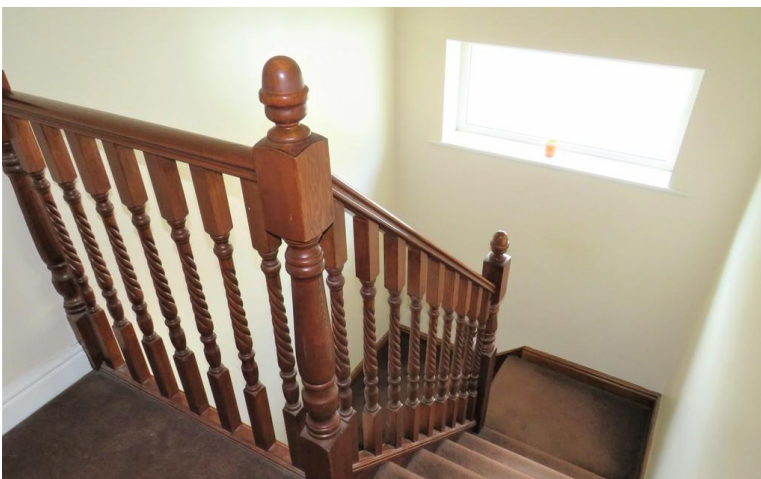
(3.59m x 2.86m) - with laminated flooring, an internal window through into the hallway, ceiling light point, central heating radiator and telephone point.

KITCHEN DINER

(7.30m x 3.57m) - a very large room with ample space for a 6-8 seater table and chairs to sit comfortably. The flooring is tiled, as are the splashbacks. There is a range of wall and base units with laminated work surface over. There is a composite sink and a half with drainer and spray mixer tap. There is an integral gas hob and electric double oven with extractor fan over. There is space for a fridge freezer, a bright UPVC double glazed window overlooking the garden and sliding doors that open onto the patio. There is a central heating radiator, ceiling lighting and a door leads through into:

UTILITY ROOM

(2.67m x 1.58m) - with tiled flooring and splash backs, wall and base units with laminated work surface over. There is a stainless steel sink with drainer and a UPVC double glazed window overlooks





the rear. A UPVC double glazed door leads out into the garden. A door leads through into:

GARAGE -

a large single garage, with electrics and lighting. There is an up and over door to the front that currently is in need of repair.

TO THE FIRST FLOOR:

LANDING -

with carpeted flooring, a UPVC double glazed window overlooks the side, there are three ceiling light points and a central heating radiator. There are doors leading to all four bedrooms and the family bathroom. A large cupboard provides shelved storage and there is a loft hatch with a wooden pull down ladder providing access to the boarded loft area.

MASTER BEDROOM

(5.34m x 4.43m) - a very large double room with dual aspect UPVC double glazed windows to the front and rear. The flooring is laminate and there is a central heating radiator and ceiling light point. A door leads into:

EN-SUITE SHOWER ROOM

(3.25m x 1.89m) - with tiled flooring, a single enclosure shower cubicle with mains fed shower, a pedestal hand wash basin and low level WC. There is a central heating radiator, ceiling light point and a frosted UPVC double glazed window overlooking the rear.

BEDROOM TWO

(6.21m x 3.55m) - another large double room with carpeted flooring and a wall of modern fitted wardrobes. There is a UPVC double glazed window overlooking the front, a central heating radiator and ceiling light point. There is a doorway leading into@

EN-SUITE SHOWER ROOM

(2.64m x 1.75m) - with tiled flooring and splashbacks, a single shower enclosure with an electric shower, low level WC and pedestal hand wash basin. There is a central heating radiator and ceiling light point. Due to a past leak, the water is currently switched off to the room and the new owner will need to have it inspected before reconnecting.

BEDROOM THREE

(3.56m x 3.53m) - a double bedroom with carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooks the rear.





BEDROOM FOUR

(3.54m x 3.15m) - with carpeted flooring, a central heating radiator, ceiling light point and a UPVC double glazed window overlooking the front.

FAMILY BATHROOM

(2.99m x 2.28m) - with a modern four piece suite comprising of a panelled bath, low level WC, pedestal hand wash basin and bidet. The flooring is tiled, and the walls are part tiled to include decorative tiling. There is a central heating radiator, ceiling light point and a velux window to the side.



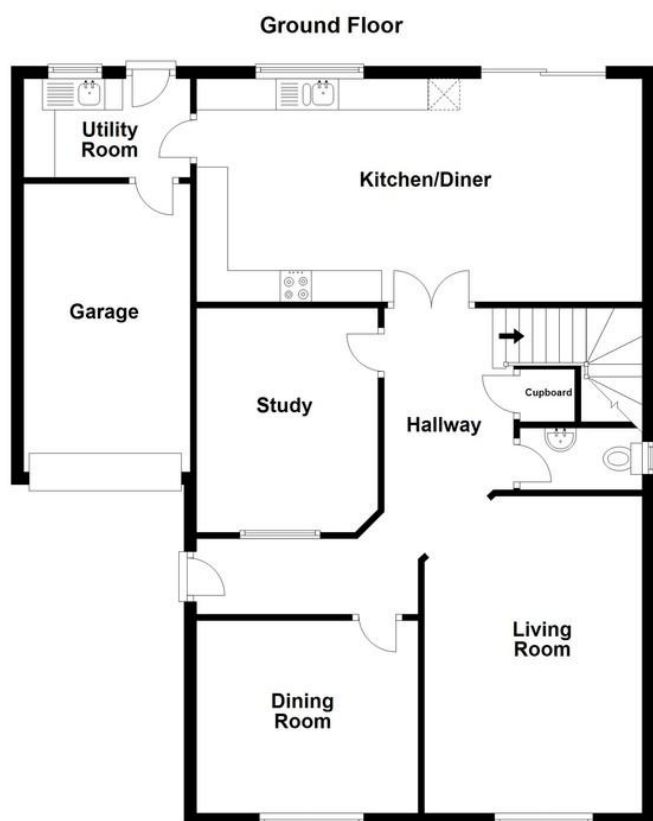
TO THE REAR:

GARDEN -

the garden is large and south facing inviting the sun all day long. It is divided into tiered sections to include a large lawn area, two patio levels as well as a decked area. To the rear of the garden is a large storage shed/sun room. The garden is fully enclosed with fencing and there is access through to the front of the house with a gated walkway.

Viewing is highly recommended to fully appreciate the size of both the house and the plot.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements