



Keable Homes Ltd
Sales & Lettings

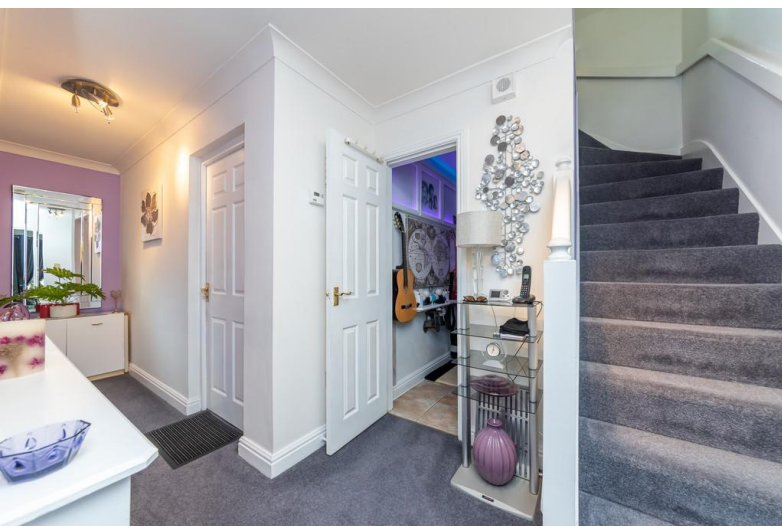
38a Newlands Lane

Heath Hayes, Cannock, WS12 3HH

- Quiet Cul-de-sac Location
- Four Bedrooms
- Individually Designed Build
- Well Presented Throughout

Asking Price Of £360,000

EPC Rating 'TBC'





Property Description

Keable Homes are delighted to bring to market this exceptional, four bedroom family home. Individually designed just over 30 years ago, the property offers spacious accommodation and is well presented throughout. Located in a popular country lane this home is ideal for anyone looking to live away from a typical housing estate.

The property briefly comprises of a through entrance hallway, breakfast kitchen, utility space, guest WC, study space and large lounge dining space with conservatory off. To the first floor there are four good sized bedrooms with an en-suite bathroom to the master, and a spacious family bathroom with four piece suite. The garage is oversized.

The house sits within a short distance from Cannock Chase, and the brand new McArthur Glenn Designer Outlet Village. There are road and rail links close by as well as all local amenities at the nearby Heath Hayes high street and public transport connections.



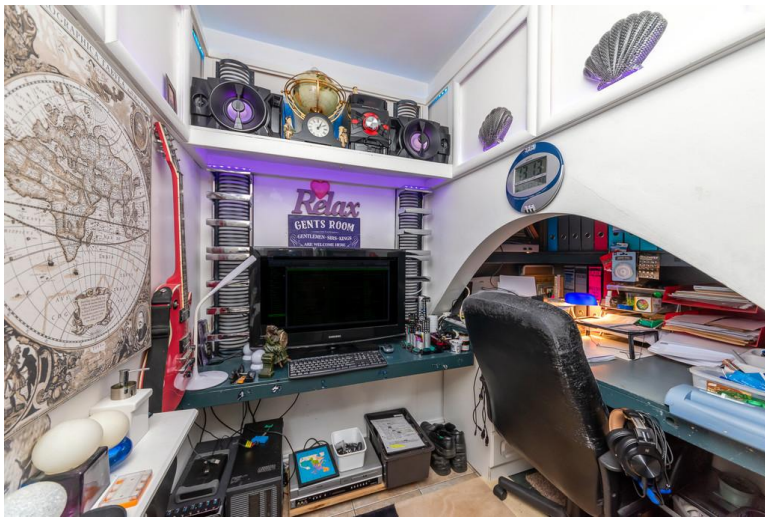


APPROACHED VIA -

the spacious driveway allows parking for at least two or three vehicles and access to the garage is via an electric roller door. The driveway also leads to side access through to the back garden, and the front door opens into:

HALLWAY -

a spacious through hallway providing access to the kitchen, study, garage and living space. Stairs lead up to the first floor, the flooring is carpeted, there are ceiling light points and a central heating radiator.



BREAKFAST KITCHEN

(2.81m x 2.67m) - with a range of wall and base units with laminated work surface over. There is an integrated gas hob and electric oven as well as an integrated under counter fridge. There is a stainless steel sink and a half with drainer and mixer tap over with water filter. The flooring is tiled and there is a tiled splashback. The large UPVC double glazed window to the front allow in a great deal of light, there is a ceiling light point, central heating radiator and a breakfast bar to seat two people. A door leads through into:

UTILITY AREA

(1.90m x 1.65m) - with space for a washing machine and dishwasher with laminated work surface over. The flooring is tiled, there is a ceiling light point, central heating radiator and a UPVC double glazed door to the side. A further door leads into@



GUEST WC

(1.90m x 0.89m) - with a low level WC, wall mounted corner sink, tiled floor, ceiling light point, central heating radiator and frosted UPVC double glazed window overlooking the side.

LIVING ROOM

(4.47m x 3.96m) - a large bright room with carpeted flooring, a feature fire surround with gas fire, ceiling light point and central heating radiator. An open arch leads through into the dining room, and UPVC double glazed patio doors open into the conservatory.



DINING ROOM

(2.89m x 2.75m) - a bright space with a large UPVC double glazed window overlooking the rear garden. There is carpeted flooring, a central heating radiator and ceiling light point.

CONSERVATORY



(3.00m x 2.81m) - a fantastic additional space with linoleum flooring, UPVC double glazed windows to three sides and double glazed door opening to the side. There is a ceiling light point.

STUDY AREA

(2.27m x 2.03m) - a well designed space with some restricted head room under the stairwell and a ceiling light point.

INTEGRAL GARAGE

(4.07m x 5.08m) - with an electric vehicular door to the front, and a single door coming from the hallway. There are ceiling light points and electrics as well as hot and cold running water.

TO THE FIRST FLOOR -

LANDING -

a spacious attractive space with a UPVC double glazed window overlooking the side, carpeted flooring, central heating radiator and ceiling light point. There is a loft access hatch with pull down ladders and boarding for storage.

BEDROOM ONE

(4.52m x 4.01m) - a big double bedroom with carpeted flooring, a ceiling light point and central heating radiator. There is a built in six door wardrobe and a UPVC double glazed window overlooks the front. A further door leads through into:

EN-SUITE BATHROOM

(2.94m x 1.74m) - with a panelled bath with shower attachment, a vanity sink unit with storage and low level WC. The flooring is linoleum and the walls are part tiled. The frosted UPVC double glazed window overlooks the front and there is a ceiling light point and chrome heated towel radiator.

BEDROOM TWO

(4.29m x 3.53m) - a further large double room currently set up as a second sitting room. There is carpeting to the floor, a large UPVC double glazed window overlooking the rear, a ceiling light point and central heating radiator.

BEDROOM THREE

(3.45m x 3.77m) - a further double room with carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the rear.

BEDROOM FOUR





(2.92 x 1.68m) - a single room with carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the side.

FAMILY BATHROOM

(2.95m x 2.66m) - a large room with a four piece suite comprising of a panelled bath, corner shower enclosure with mains fed shower, low level WC and vanity sink unit with storage. The flooring is linoleum, there is partial tiling to the walls, a chrome heated towel radiator and ceiling light point. The UPVC double glazed window overlooks the side of the property.



TO THE REAR -

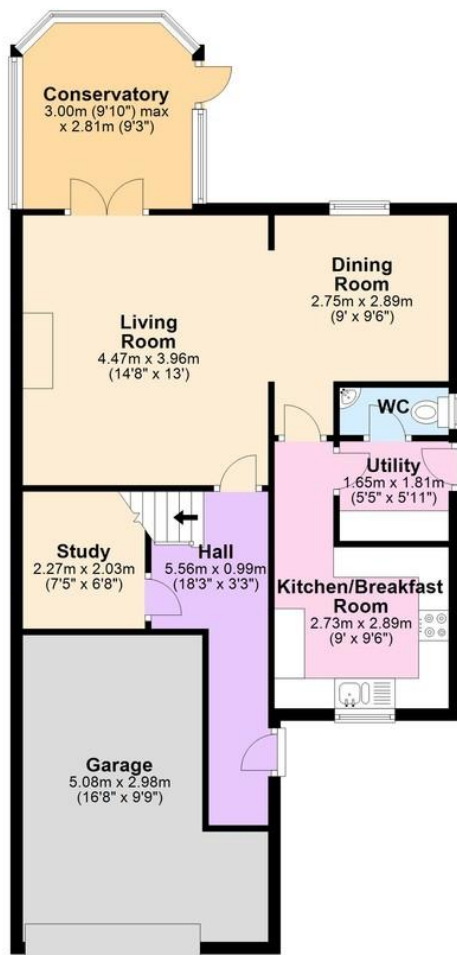
the garden is private and beautifully landscaped with patio areas and mature trees and shrubs throughout. There is a side access gate leading through to the front of the property.

Please note - all measurements are approximate and intended as a guide only. Any prospective purchaser should satisfy themselves of their accuracy.

All viewings are strictly by appointment only via the agents, Keable Homes Ltd.



Ground Floor



First Floor



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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