



Keable Homes Ltd
Sales & Lettings

Lyndhurst Road

Heath Hayes, Cannock, WS12 3HD

- THREE BEDROOMS
- SPACIOUS FIRST FLOOR
SHOWER ROOM
- BREAKFAST KITCHEN
- OPEN PLAN LIVING SPACE

Asking Price Of £160,000

EPC Rating '30'





Property Description

Keable Homes are delighted to bring to the market this beautifully presented, three bedroom end of terrace property in popular Heath Hayes. The property underwent a full refurbishment approximately five years ago, and has been maintained to a high standard. With a loft conversion giving the addition of the third bedroom, the property would be a fantastic first time buy or buy to let opportunity.





The property briefly comprises of an open plan living dining room with modern decor, this leads through to a breakfast kitchen to the rear. There are two bedrooms and the family shower room to the first floor, and the third bedroom sits on the second floor. To the front is a small courtyard, and to the rear is a beautifully landscaped garden with a large patio area. The double gates to the side allow access to pull a car through to park in the rear garden. No neighbours have a right of way via this property, but parking is subject to the rights of way via neighbouring properties.



The house is within a quiet road in Heath Hayes, just a short walk from the new McArthur Glenn Designer Outlet and Heath Hayes High Street. There are all local amenities close by with public transport links as well as excellent road links. We anticipate high levels of interest for this property due to its presentation and location, so we do advise an early viewing.

APPROACHED VIA -

the front courtyard is enclosed via a low wall and metal gate leading into a paved pathway to the UPVC double glazed front door and decorative slate surrounding. The front door opens into:



LOUNGE DINER

(6.42m x 4.13m) - a light and bright room with two useful built in storage cupboards, an electric fire and surround and two central heating radiators. There is a modern grey carpet, tasteful decoration and two ceiling light points. The room has ample space for a living and dining area. There is a large UPVC double glazed window overlooking the front, and UPVC double glazed patio doors open out onto the rear patio.

BREAKFAST KITCHEN

(5.27m x 2.06m) - a large galley style kitchen with a range of high gloss wall and base units with work surface over. There is a stainless steel sink and drainer with mixer tap over, an integrated gas hob, electric oven and extractor hood. There is ample space for a washing machine, tumble dryer, dishwasher and large fridge freezer. There is a large breakfast bar. Three UPVC double glazed windows overlook the side and a UPVC double glazed door opens into the rear garden. The flooring is tiled, there is a tiled splash back, ceiling spotlights and a central heating radiator.





TO THE FIRST FLOOR -

LANDING -

with carpeted flooring, a ceiling light point, central heating radiator and doors leading to two bedrooms and the family shower room.

BEDROOM ONE

(4.13m x 3.04m) - a large, bright, double room with built in four door wardrobes. There is carpeted flooring, a central heating radiator, ceiling light point and a large UPVC double glazed window overlooking the front.

BEDROOM TWO

(3.36m x 2.37m) - a good sized single room with a built in wardrobe, large UPVC double glazed window overlooking the garden, a ceiling light point and a central heating radiator.

SHOWER ROOM

(3.00m x 2.11m) - a spacious room with a double shower enclosure with a mains fed shower, low level WC and a pedestal hand wash basin. The UPVC double glazed window is frosted and overlooks the rear garden. The walls are part tiled, the flooring is linoleum, there are ceiling spotlights and a chrome heated towel radiator.



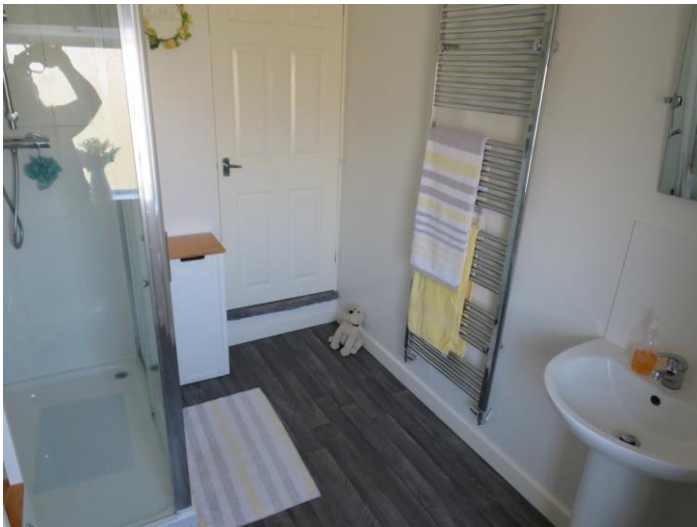
TO THE SECOND FLOOR -

BEDROOM THREE

(3.85m x 3.04m) - with some restricted headroom, this room is bright with a velux window overlooking the rear. There are spotlights to the ceiling, a central heating radiator, carpeted flooring and useful eaves storage.

TO THE REAR -

double gates provide the option of parking, there is a large patio area with the majority laid to lawn. The garden has been well tended and has a number of mature trees and shrubs. The garden is fully enclosed and there is a side gate that leads through to the front of the property.





PLEASE NOTE -

All measurements are to the maximum measurement, and are intended as a guide only. Any prospective purchaser should confirm their accuracy for themselves.

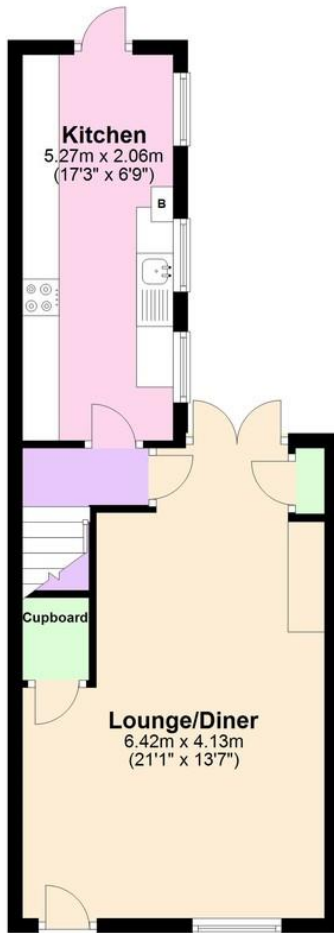
The current valid EPC on the property was carried out prior to the renovation works. Should you be considering the property as a buy to let opportunity, a new EPC will need to be purchased.

All viewings are strictly via the agent, Keable Homes Ltd.

The property is being sold with no onward chain.



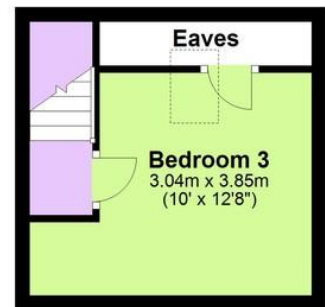
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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 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