



Keable Homes Ltd
Sales & Lettings

Boston Close

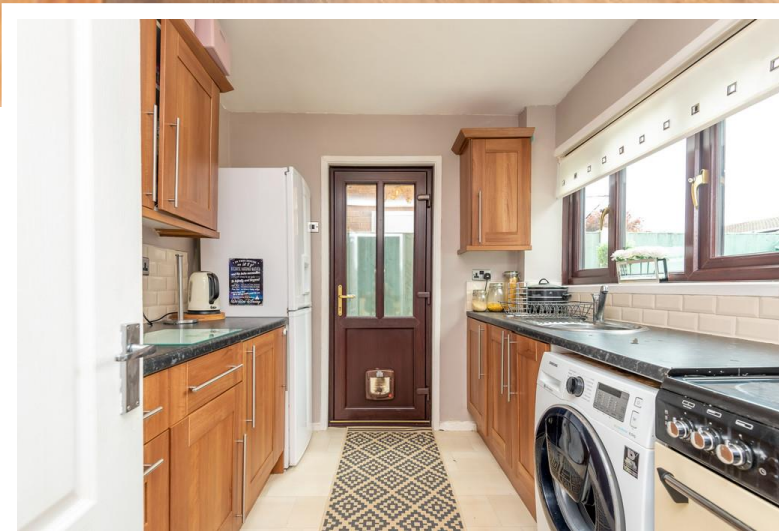
Heath Hayes, Cannock, WS12 2SN

- TWO DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- MODERN FITTED KITCHEN
- LARGE LOUNGE DINER

Asking Price Of £168,000

EPC Rating '58'





Property Description

Keable Homes are delighted to bring to the market this beautifully presented and very spacious home in the heart of Heath Hayes. The property offers two large, double bedrooms and a modern fitted bathroom to the first floor, and a through lounge diner, kitchen and entrance hallway to the ground floor as well as a useful storage cupboard accessed externally. There is a garden and parking to the rear, with the front being pedestrian access only making it a peaceful space.

The property sits within a short walk of good local schools, all local amenities and regular bus routes. The new McArthur Glenn Designer Outlet Village is just a short distance away, as are local railway stations and access to the M6 motorway, M6 Toll Road and the A5.



APPROACHED VIA -

a paved walkway through a large, lawned front garden. The UPVC double glazed front door provides access into:

ENTRANCE HALLWAY

(2.55m x 2.18m) - with laminated flooring, a central heating radiator, a ceiling light point and carpeted stairs leading up to the first floor. A doorway leads through into:

LOUNGE DINER

(6.28m x 3.54m) - a bright through room with a UPVC double glazed window to the front, and double UPVC double glazed patio doors to the rear. The flooring is laminate, there are two ceiling light points, a central heating radiator and an electric fire with feature surround.

KITCHEN

(2.80m x 2.32m) - with a range of wall and base units with a laminated work surface over. There are modern tiled splashbacks and linoleum flooring and a ceiling light point. There is a stainless steel sink and drainer, and space for appliances to include a cooker, washing machine and fridge freezer. The UPVC double glazed door opens to the side, and the UPVC double glazed window overlooks the rear garden.



TO THE FIRST FLOOR -

LANDING -

with carpeted flooring, a loft access hatch to a part boarded loft, a ceiling light point and an airing cupboard housing the combination boiler. There are doors leading to both bedrooms and the family bathroom.

BEDROOM ONE

(4.80m x 2.52m) - a large double room with a UPVC double glazed window overlooking the front of the property. The flooring is carpet, there is a central heating radiator and a ceiling light point. There is a useful built in wardrobe that goes back across the stairs providing a huge amount of useful space.



BEDROOM TWO

(3.66m x 3.02m) - a further large double room with carpeted flooring, a ceiling light point and central heating radiator. The UPVC double glazed window overlooks the rear garden.





FAMILY BATHROOM

(2.80m x 1.77m) - with a modern white suite comprising of a panelled bath with mains fed shower over with folding glass screen, a pedestal hand wash basin and low level WC. The floors and walls are tiled, there is a central heating radiator, ceiling light point, and a frosted UPVC double glazed window overlooks the rear.

TO THE REAR -

GARDEN -

the garden has a patio area, lawn and a raised decking. It is fully enclosed with fencing and is attractively presented. There is access through to the front of the property at the side, where there is also a very useful large storage cupboard that goes back under the stairs in the property.

PARKING -

the current owners have created a gravelled driveway with gated access to the rear. There is also a pathway up to a further gate providing access to further unofficial parking to the rear.

PLEASE NOTE:

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

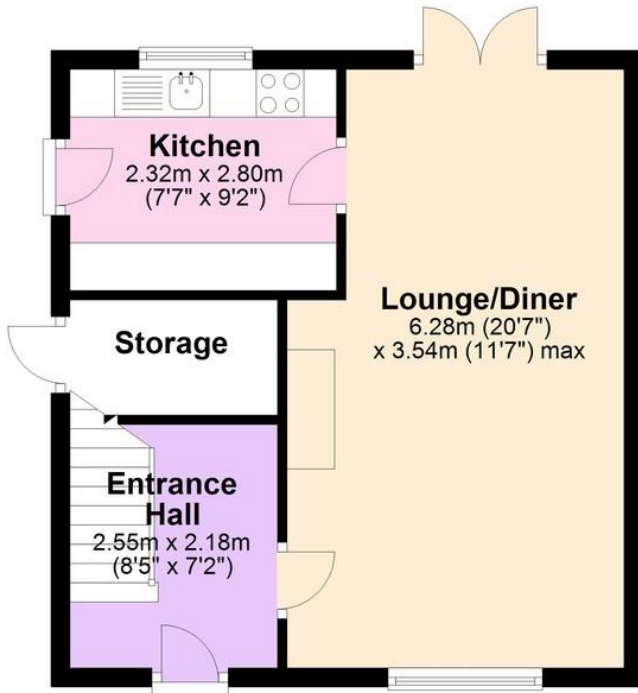
We have been informed that the property is freehold and connected to mains services. Your legal representative will confirm this for you.

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





Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Suite 1
214 Watling Street
Bridgtown
Cannock

www.keablehomes.co.uk
sade.keable@keablehomes.co.uk
01543 468847

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