



Keable Homes Ltd
Sales & Lettings

Dorset Road

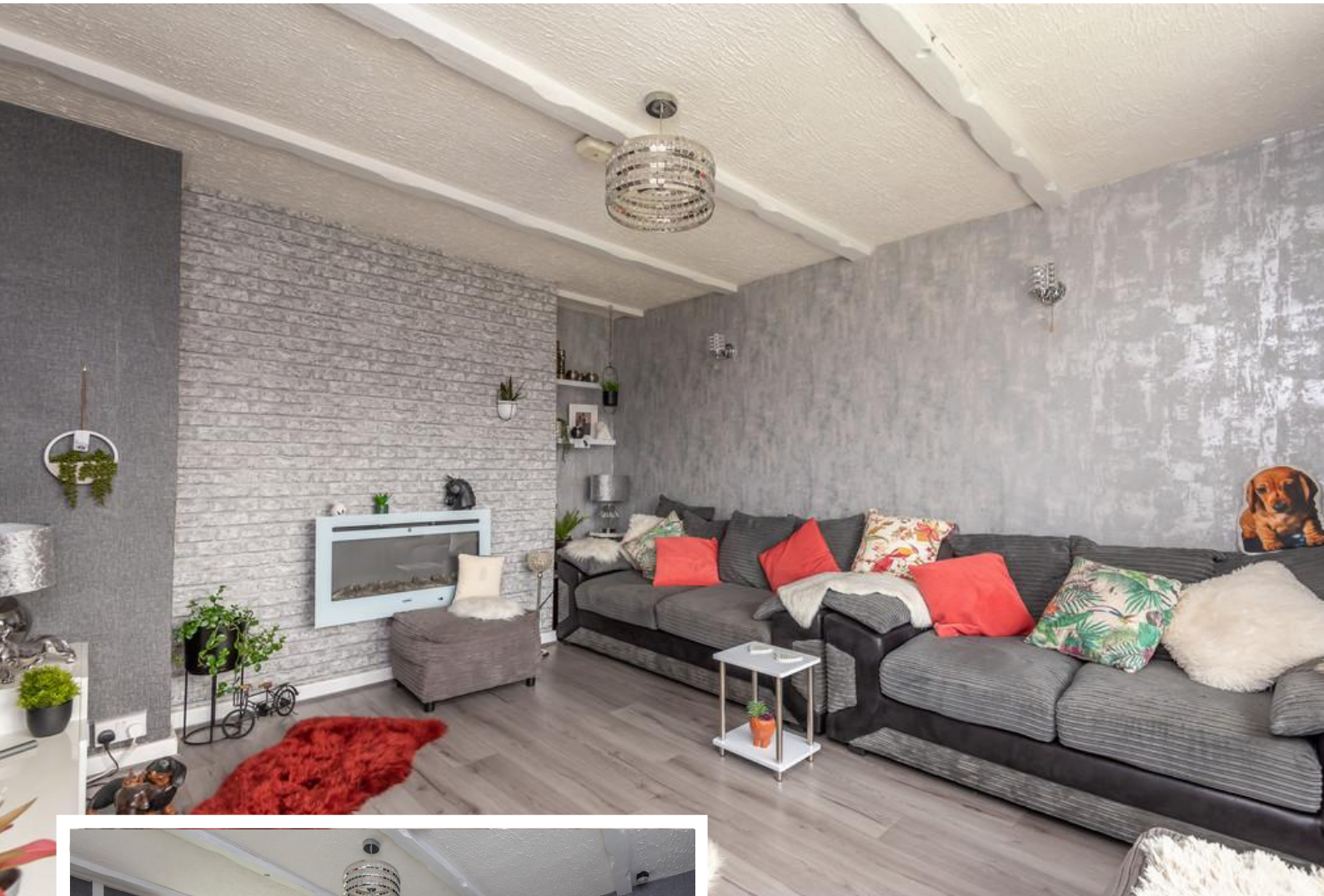
Heath Hayes, Cannock, WS12 2EF

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- REFITTED BREAKFAST KITCHEN
- REFITTED SHOWER ROOM

Asking Price Of £200,000

EPC Rating '62'





Property Description

Keable Homes are delighted to bring to the market this immaculately presented, two bedroom semi-detached bungalow in popular Heath Hayes. It has benefited from new double glazed windows and doors, central heating boiler and flooring and fixtures and fittings throughout. It is a rarity to find a bungalow in such excellent, modern condition and all on the one level. We highly recommend an early viewing to avoid disappointment.

The property briefly comprises of a spacious living room, breakfast kitchen, two double bedrooms and a shower room with all rooms accessed via a through hallway. The front garden is mostly laid to lawn with attractive planted borders, and the rear garden has a large patio area, low maintenance artificial grass and trees keep it private. To the side there is a driveway for two vehicles that provides a shared access way to the rear of the property.





The bungalow sits within a quiet Heath Hayes road with other bungalows surrounding, and is sat slightly back from the road. There is easy access to local bus routes, with Heath Hayes high street at one end of the road, with all local amenities, and allotments and parks at the other. There are good access roads for commuters looking for routes to the A5, M6 or M6 Toll road.

APPROACHED VIA:

a tarmac driveway to the side leads past the lawned front garden to a ramped access way to the composite, double glazed front door.



HALLWAY

(2.21m x 1.83m) - with a newly fitted composite front door with double glazed windows either side. The flooring is laminate, there is a central heating radiator, two ceiling light points, a loft access hatch to a part boarded loft and doors leading to all rooms and the airing cupboard housing the combination boiler.

LIVING ROOM

(4.02m x 3.70m) - with laminate flooring, a UPVC double glazed bow window to the front. There are wall and ceiling light points and a central heating radiator.



KITCHEN DINER

(3.67m x 2.84m) - having been refitted with a range of high gloss wall and base units with wood effect work surface over. There is a composite sink and a half with drainer and mixer tap. There is an integrated gas hob, electric oven and extractor hood, as well as an integrated washing machine. There is ample space for a fridge freezer. The kitchen has a tiled floor and tiled splashback, two UPVC double glazed windows overlook the garden and a UPVC double glazed rear door provides access to the patio. There is a useful built in storage cupboard, a central heating radiator and a ceiling light point.



BEDROOM ONE

(2.84m x 2.75m) - a good sized double room with built in double wardrobes, carpeted flooring, a central heating radiator and ceiling light point. The UPVC double glazed window overlooks the rear garden.

BEDROOM TWO

(2.61m x 2.61m) - a further double bedroom with carpeted flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the side.



SHOWER ROOM

(1.83m x 1.45m) - refitted to include a double, walk in shower with mains fed unit with overhead shower and body jets, a vanity double sink unit and low level WC. There is UPVC panelling to all walls and a linoleum floor. Two UPVC double glazed windows overlook the front and side, there are ceiling spot lights, an extractor and a central heating radiator.

TO THE REAR -

the garden is all low maintenance with a paved patio and artificial grass lawn. Trees to the rear provide privacy, there is gated access to the side and a large storage shed.



SUMMERHOUSE

(4.80m x 2.30m) - a wooden structure with laminate flooring, two windows and double doors opening out onto the garden.

PLEASE NOTE:

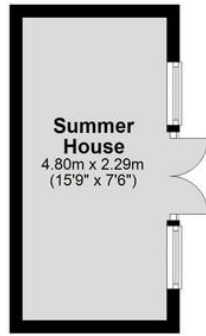
all measurements are approximate and are intended as a guide only. Any prospective purchaser should check them for accuracy.

We have been informed that the property is FREEHOLD and has all mains services connected. Your legal representative will confirm these details for you.

Early viewing highly advised as we expect this property to be highly sought after.



Ground Floor



Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |

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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