



45, Stafford Street, Heath Hayes, Cannock, WS12 2EH

£300,000

- Modern Three Bedroom Detached Home
- Impeccably Appointed Throughout
- Stunning Landscaped Garden & Large Driveway To The Front
- Fabulous Open Plan Family Kitchen Diner & Utility Room
- Contemporary Bathroom, En-Suite & Guest WC
- Three Good Sized Bedrooms With Hugely Impressive Master Bedroom



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DESCRIPTION

Three bedroom detached homes don't come much better than this! Coming to the market presented to a breath-taking standard throughout, with generous room dimensions, this property is a real must view home! The accommodation comprises a through entrance hall, guest WC, living room and stunning open plan family kitchen diner opening out to the garden along with a utility room. Upstairs are three good sized bedrooms (no box rooms here!) as well as a fabulous bathroom with four piece suite and an en-suite. Outside is equally as impressive, with a large block paved drive to the front and a gate provides access down one side to the fantastic landscaped garden incorporating a large paved patio, lawn and garden shed providing the ideal store. This can only be appreciated with a viewing, so call and book in yours today!

ACCOMMODATION

ENTRANCE HALL

A front facing composite exterior door with double glazed panel inset, opens to a spacious through entrance hall which is fitted with laminate wood effect flooring and a radiator. A staircase leads up to the first floor accommodation housing a useful under-stairs storage cupboard beneath.

GUEST WC

The guest WC is fitted with a white suite including a low-level flush WC and a vanity unit with wash-hand basin and chrome mixer tap. There is a wood effect flooring, wall mounted chrome heated towel rail and an extractor fan.

LIVING ROOM 12' 10" (max) x 11' 5" (3.92m (max) x 3.47m)

The living room is fitted with laminate wood effect flooring and a radiator as well as a front facing UPVC double glazed window with contemporary shutters.

FAMILY KITCHEN DINER 16' 2" x 12' 6" (4.92m x 3.80m)

A stunning contemporary kitchen is fitted with a range of matching base cabinets and wall-units whilst a one-and-a-half bowl stainless steel sink with pull-out chrome mixer tap is set into the wood-effect worksurface with tiled splashback. There is an integrated cooker, and a four ring gas hob is set into the work surface with stainless-steel extractor above. There is also space for a tall fridge-freezer, dishwasher and the room is fitted with laminate wood-effect flooring, recessed ceiling spotlights and a radiator. Rear facing UPVC double glazed doors open out to the garden whilst there is also a rear facing UPVC double glazed window.

UTILITY ROOM

The utility room is fitted with matching base cabinets and wall units, whilst there are spaces for a washing machine and tumble-dryer beneath wood effect work surface. The utility also houses the gas fired central heating boiler whilst there is a side facing UPVC double glazed exterior door giving access to the garden.

LANDING

A staircase leads up to the first floor landing which houses the loft access hatch and is fitted with a radiator.

MASTER BEDROOM 16' 2" (max into robes) x 12' 3" (4.92m (max into robes) x 3.74m)

This large master bedroom benefits from having built in wardrobes, two radiators and two rear facing UPVC double glazed windows.

EN-SUITE

The en-suite is fitted with a contemporary white suite, which includes a low level flush WC, vanity unit with wash-hand basin having a chrome mixer tap, and a double shower enclosure. There is a wall mounted chrome heated towel rail, extractor fan and side facing UPVC double glazed window.

BEDROOM TWO 13' 0" x 8' 2" (3.97m x 2.48m)

A good sized second double bedroom is fitted with a radiator and a side facing UPVC double glazed window.

BEDROOM THREE 9' 9" x 7' 8" (2.96m x 2.33m)

By no means a box room, this is a generous third bedroom which is fitted with a built-in wardrobe, radiator and front facing UPVC double glazed window.

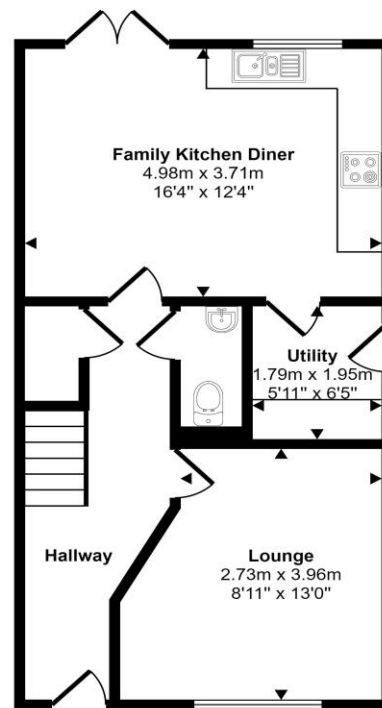
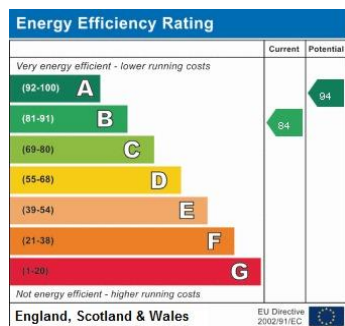
BATHROOM

A superb and contemporary family bathroom comprises a white suite which includes a low level flush WC, vanity unit with wash-hand basin and chrome mixer tap and a panelled bath. Due to the bathroom's generous size, there is also a separate shower enclosure whilst there is a wall mounted chrome heated towel rail, extractor fan and side facing UPVC double glazed window.

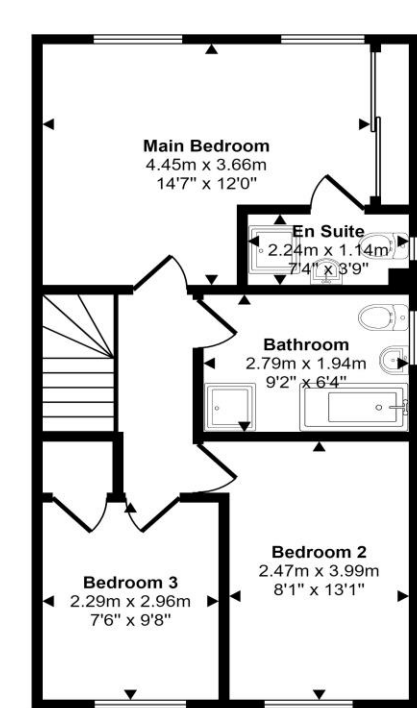


EXTERIOR

Equally as impressive as the inside, there is a stunning landscaped plot which incorporates an extensive block-paved driveway to the front, providing plenty of off street parking and a gate gives access down one side to the enclosed rear garden. The rear garden has a large L-shaped patio, lawned garden and colourful raised shrub beds whilst there is also a large storage shed.



Ground Floor



First Floor



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure: Freehold **Local Authority & Council Tax Band:** Cannock Chase Council / D **Services:** We understand that the property is connected to mains gas, electric, water and drainage.

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