



Chaplain Road, Heath Hayes
Cannock, WS12 2UY

Offers in the Region Of £395,000

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Welcome to Chaplain Road and this superb detached family home nestled in the corner of a cul-de-sac in a modern development offering the perfect balance between tranquil gardens and spacious living areas. Conveniently located within a quiet cul-de-sac in Heath Hayes, benefiting from excellent transport links, local schools and supermarkets along with the MacArthurGlen Designer Outlet.

Set behind a generous front driveway, you are welcomed into the property with a large front porch and an elegant hallway with a beautiful feature staircase.

The L-shaped dual aspect lounge has a dining area and boasts natural light from the large conservatory with glass roof overlooking the rear garden.

The breakfast kitchen has a range of wall and base units with access to the home office/fourth bedroom, a useful utility area and a guest cloakroom.

The galleried landing offers ample storage in the eaves and leads to the generous main bedroom with lovely views to the front and rear and a refitted en-suite shower room.

The second double bedroom has two windows and ample space for wardrobes and the third double bedroom has views over the rear garden.

A good-sized family bathroom has a five-piece suite with a bath, corner shower, WC, bidet and hand wash basin. The wrap around landscaped garden offers privacy, excellent sunlight and the perfect place for hosting and entertaining. Split across levels benefiting from decked areas, raised flower beds and paved areas, this garden has it all!

To the front of the property is a sweeping driveway with parking for several cars and access to the garage. This deceptively spacious property must be viewed to fully appreciate the privacy and space on offer.

Call Paul Carr, Cannock today arrange an appointment to view!





Property Specification

Spacious Four Bedroom Detached Home
 Deceptively Spacious Family Home
 Generous Corner Plot with Wrap Around Garden and Driveway
 L-Shaped Living Area with Large Conservatory
 Three Double Bedrooms &
 Ground Floor Bedroom/Home Office

**Porch
 Hall**

Lounge/Dining Room 5.87m (19'3") max x 5.43m (17'10") max

Kitchen/Breakfast Room 5.45m (17'10") x 3.37m (11'1") max

Office/Bedroom 4 2.89m (9'6") max x 2.31m (7'7")

Conservatory 12' 1" x 11' 11" (3.68m x 3.63m)

Utility 2.16m (7'1") x 1.78m (5'10")

**WC
 Landing**

Master Bedroom 5.44m (17'10") x 3.47m (11'5")
En-suite

Bedroom 2 3.87m (12'8") x 2.87m (9'5")

Bedroom 3 4.56m (15') x 3.12m (10'3")

Bathroom 2.99m (9'10") x 2.63m (8'8")

Garage 16' 4" x 7' 2" (4.97m x 2.18m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 6th April 2024

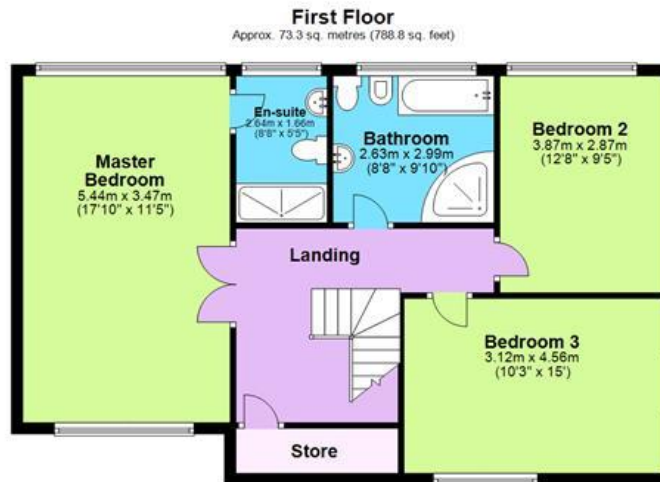
Services connected: Gas, Electric, Drainage, Water

Council tax band: E

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 172.7 sq. metres (1858.6 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

