



Pheasant Way, Heath Hayes,

**£205,000**



**Reeds Rains**

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Pheasant Way, Heath Hayes, Cannock, Staffordshire  
£205,000

\*\*\* NO CHAIN \*\*\* TWO EN-SUITE SHOWER ROOMS \*\*\* Reeds Rains offer for sale this immaculately presented four bedroom three storey town house located on the modern Newands development in the popular Heath Hayes area being close to excellent schools and all major transport links. The ground floor briefly comprises: entrance hall, guest WC and fitted kitchen diner with integral appliances. First floor briefly comprises: lounge diner and bedroom with double en-suite shower room. Second floor briefly comprise: master bedroom with built in wardrobes and double en suite shower room. Two further bedrooms and family bathroom. Driveway with front and south facing rear garden. Benefiting from central heating and double glazed windows throughout the property. Call for viewing arrangement. EPC GRADE C.

#### EXTERNAL FRONT

Approached via driveway and lawned front garden.

#### GROUND FLOOR

##### ENTRANCE HALL

Carpeted floor and staircase leading up to the first floor with cupboard under.

##### GUEST WC

Frosted window to the side, carpeted flooring and white two piece suite.

##### KITCHEN DINER

4.29m x 0.00m (14'1" x 0'0")

Over looking the rear of the property, partly tiled walls and tiled flooring. A range of cream high gloss wall mounted cupboards and base units with display cabinet. Work surfaces incorporating a stainless steel sink and drainer unit with mixer tap. Appliances include: oven and gas hob with extractor hood over. Space for fridge, washing machine and dishwasher. Door leading onto the rear garden.

##### FIRST FLOOR LANDING

Window to the front and stairs leading up to the second floor.

##### LOUNGE DINER

Window to the rear of the property, French doors onto a Juliette balcony to the front and carpeted flooring.

##### BEDROOM TWO

2.84m x 3.07m (max) (9'4" x 10'1" (max))

Double bedroom with dual aspect windows over looking the front and side of the property and carpeted floor.

##### EN-SUITE SHOWER ROOM

Partly tiled walls, ceiling mounted extractor fan and vinyl flooring. White three piece suite.

##### SECOND FLOOR LANDING

Window to the front, boiler cupboard, carpeted floor and access to an insulated loft.

##### MASTER BEDROOM

3.07m x 2.69m (max) (10'1" x 8'10" (max))

Double bedroom over looking the rear of the property, built in wardrobes and carpeted floor.

##### EN-SUITE SHOWER ROOM

Partly tiled walls, ceiling mounted extractor fan, shaver point and vinyl flooring. White three piece suite.

##### BEDROOM THREE

2.31m x 2.82m (7'7" x 9'3")

Single bedroom with dual aspect windows over looking the rear and side of the property and carpeted floor.

##### BEDROOM FOUR

2.03m x 2.62m (6'8" x 8'7")

Single bedroom over looking the front of the property and carpeted floor.

##### BATHROOM

1.91m x 1.75m (6'3" x 5'9")

Partly tiled walls, ceiling mounted extractor fan and vinyl flooring. White three piece suite.

##### GARAGE

5.13m x 2.69m (16'10" x 8'10")

Single integral garage with lighting, power and door leading into the kitchen.

## EXTERNAL REAR

Enclosed private south facing rear garden with decked sun terrace and steps leading down to mainly laid to lawn with graveled areas. Gated access leading the property frontage.

## FLOOR PLAN

### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information



For full EPC please contact the branch

on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Laser Tape Clause

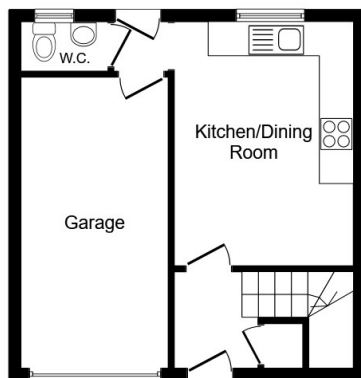
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Floorplan Clause

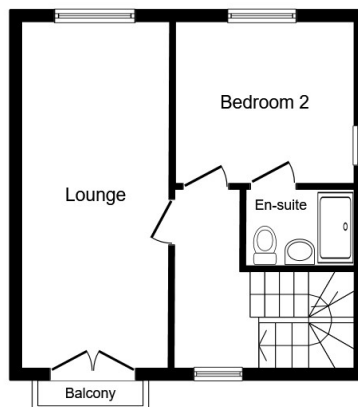
Measurements are approximate. Not to Scale. For Illustrative purposes only

### Personal Interest

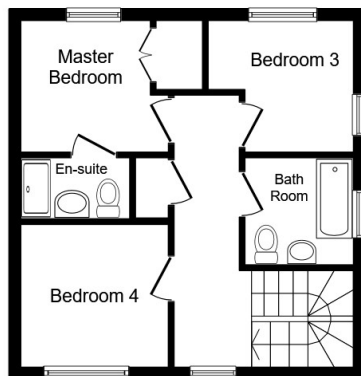
Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of LSL Property Services Plc.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 106.8 sq. m. (1,150 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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