



Elder Close  
Heath Hayes

# Elder Close Heath Hayes



Lovett&Co. Estate Agents are pleased to offer for sale this outstanding, two bedroom semi-detached property, set on a quiet private cul-de-sac.

The property has been refurbished over the past few years and features a superb contemporary open plan layout on the ground floor with spacious lounge area and modern fitted kitchen-diner. There is also an entrance hallway. Upstairs are two bedrooms, landing area and a modern fitted family bathroom.

The property benefits from gas central heating and upvc double glazing throughout.

Externally the property offers a new front driveway with security post plus another new driveway to the rear with a security post and new remote roller shutter door. There is also a good sized re-landscaped rear garden with paved patio area, lawn with pathway and the aforementioned rear driveway.

The property is well placed to provide easy access to Cannock town centre which offers a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

## **RECEPTION HALL:**

Composite front entrance door flooring, ceiling light point, stairs to first floor accommodation and door to lounge.

## **OPEN PLAN LIVING AREA:**

4.03m x 7.13m

Vinyl flooring, bay window to front, radiator, ceiling light point and open plan to kitchen area.

## **KITCHEN:**

Range of base and wall units with work surfaces over incorporating a stainless steel sink with mixer tap, electric oven and electric hob with extractor hood over, recessed spotlights, space for a fridge freezer and plumbing in space for a washing machine or dishwasher, under stairs storage cupboard, radiator, two windows to rear and door to rear garden.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, access to loft, doors off to two bedrooms and family bathroom.

## **MASTER BEDROOM:**

3.63m x 4.05m

Carpeted flooring, ceiling light point, radiator, airing cupboard and window to front.

## **BEDROOM TWO:**

2.03m x 3.50m

Carpeted flooring, ceiling light point, radiator and window to rear.

## **FAMILY BATHROOM:**

White suite comprising: panel bath with mains shower over, a vanity unit wash basin, low-level WC, heated towel rail, window to the rear of the property, vinyl flooring and recessed spotlights.



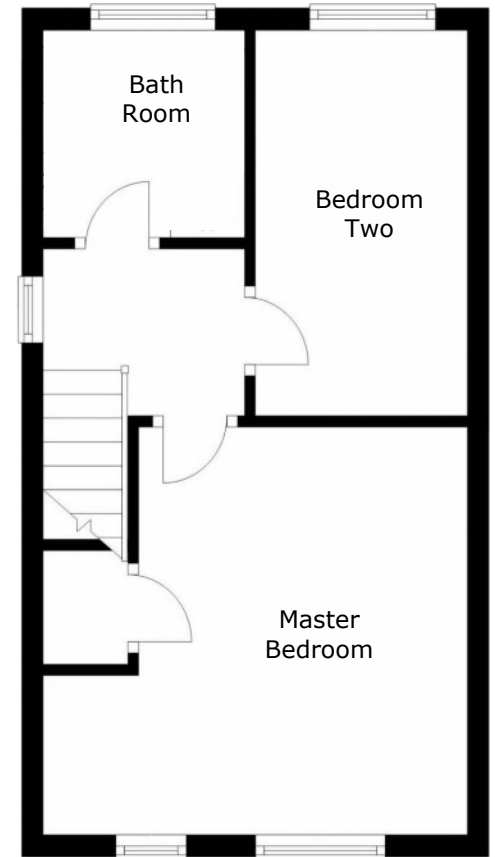
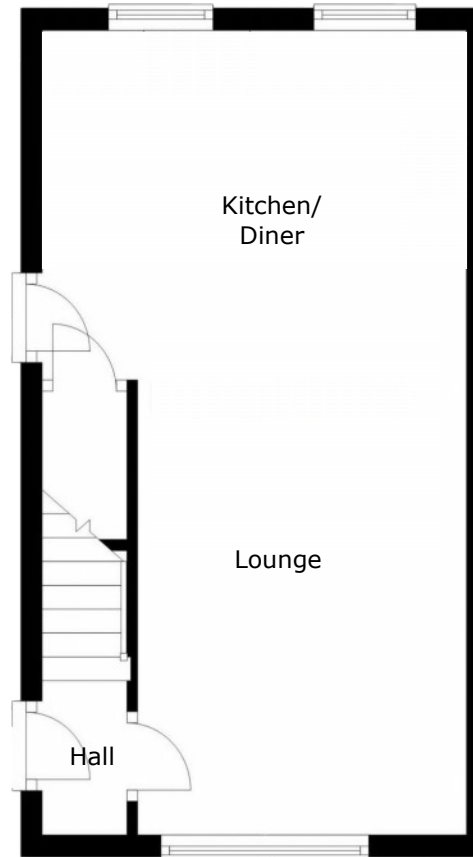


**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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