



Cross Street
Heath Hayes

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and deceptively spacious two bedroom semi-detached house situated in a popular residential area of Heath Hayes.

The property briefly comprises: entrance hallway, front lounge opening to the rear dining area, modern fitted breakfast kitchen with utility, large rear conservatory, landing, two double bedrooms and a modern shower room. There is also an attic space accessed from the master bedroom.

Externally there is a low maintenance private rear garden with patio area ideal for entertaining, plus shed as well and hedged, fenced and brick wall borders.

Other benefits include double glazed windows and gas central heating throughout with the boiler being approximately 5 years old.

The property is located in Heath Hayes, Cannock, just 5 minutes from Cannock Chase, an area of outstanding natural beauty. The property benefits from good local schooling, supermarket, post office, dentist and bus routes all within walking distance. Its location provides ease of access to Cannock town centre and commuter routes including A460, A5 and M6 toll road linking the Midlands motorway network.

RECEPTION HALL:

Entrance door, carpeted flooring, ceiling light point, space to hang coats and store shoes and boots, stairs to the first floor and door into the lounge.

LOUNGE:

12' 0" x 12' 0" (3.65m x 3.65m)
Feature fireplace with gas fire (currently disconnected), carpeted flooring, ceiling beams, wall light points, radiator, window to the front and opening to the rear dining area.

REAR DINING AREA:

15' 6" x 10' 0" (4.72m x 3.05m)
Tiled flooring, ceiling and wall light points, radiator, under stairs store cupboard, French doors to the conservatory and door to the breakfast kitchen.

KITCHEN:

6' 11" x 15' 7" (2.10m x 4.75m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring electric hob with extractor fan, further integrated microwave oven, space for a fridge-freezer, utility area with space for a washing machine and dryer, wall tiling, tiled flooring, ceiling light point, radiator, window and door to the rear garden.

CONSERVATORY:

7' 7" x 15' 7" (2.30m x 4.75m)
Sloping roof with UPVC frame set on a brick base, bespoke fitted ceiling blinds, tiled flooring, electric sockets, windows to the side and rear, door into the garden.

FIRST FLOOR LANDING:

Carpeted flooring, wall light point, doors off to two bedrooms and the shower room.





BEDROOM ONE:

12' 0" x 12' 0" (3.65m x 3.65m)
 Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to front and cupboard door with stairs to the attic space.

BEDROOM TWO:

10' 0" x 10' 0" (3.06m x 3.04m)
 Built in cupboard, carpeted flooring, ceiling light point, radiator and window to rear.

SHOWER ROOM:

5' 3" x 6' 11" (1.59m x 2.10m)
 White suite comprising: walk in shower cubicle, pedestal wash hand basin, low level W/C, water proof wall panels, tiled flooring, radiator, ceiling light and window to rear.

VIEWING:

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

DISCLAIMER:

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