



Mill Crescent  
Heath Hayes



# Mill Crescent Heath Hayes



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached house situated in a quiet cul-de-sac location on popular residential estate.

The property is just a stones throw away from The Mill Nature reserve, making it ideal for young families, dog walkers and those with walking and cycling interests.

The property has a contemporary and tasteful finish throughout which briefly comprises: entrance area opening to the modern fitted kitchen, with further opening to the utility room, open plan lounge-diner, gallery landing, family bathroom, three double bedrooms and an en-suite shower.

Externally there is a private driveway with parking for two cars plus garage store and stunning landscaped private rear garden which collects the sun all day long. The garden features patio area and artificial lawn perfect for entertaining guests.

Other benefits include: UPVC double glazing and gas central heating throughout.

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.

## **ENTRANCE/KITCHEN:**

10' 4" x 10' 6" (3.15m x 3.20m)

Entrance door and area opening to the kitchen which features a 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 gas hob with extractor hood, space for fridge-freezer, wall tiling, tiled flooring, ceiling spot lights, window to front, door to the lounge-diner and opening to the utility.

## **UTILITY:**

7' 3" x 9' 8" (2.20m x 2.95m)

Further range of base units with fitted cabinets, work top, sink and drainer, space for a washing machine, dryer, tiled flooring, spot lights, radiator, door to the side, space to store boots, shoes and coats.

## **LOUNGE-DINER:**

18' 4" x 13' 11" (5.60m x 4.25m)

Laminate flooring, ceiling and wall light points, radiators, carpeted stairs to the first floor, patio doors and window to the rear garden.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, window to side, loft access hatch, doors off to three bedrooms, family bathroom and useful storage cupboard.

## **MASTER BEDROOM:**

11' 4" x 12' 2" (3.45m x 3.70m)

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

## **EN-SUITE:**

Modern fitted suite comprising: walk in shower cubicle, low level WC, wash hand basin set on drawer unit, spot lights, radiator, electric shave point and window to the front.





**BEDROOM TWO:**

9' 0" x 12' 6" (2.75m x 3.80m)  
Carpeted flooring, ceiling light point, radiator, window to rear.

**BEDROOM THREE:**

8' 10" x 7' 1" (2.70m x 2.15m)  
Carpeted flooring, ceiling light point, radiator and window to the rear.

**FAMILY BATHROOM:**

White suite comprising: bath, vanity wash hand basin with W/C and cabinets, wall tiling, vinyl flooring, ceiling light, radiator and window to side.

**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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