



Cannock Road
Heath Hayes

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented two bedroom semi-detached property with stunning views of the countryside to the front.

The property occupies a large plot and features both front and rear gardens plus a private driveway with parking for up to three cars at the rear.

Internally there is an entrance hallway, front lounge, open plan kitchen-diner, rear conservatory, landing, two double bedrooms and a modern fitted shower room.

The vendor has had a number of works carried out on the property over the past couple of years, some of which includes: all new roof and rafters with 8 year left on the guarantee, new front windows, front door and rear UPVC doors from the kitchen and solicitors, new conservatory roof with insulation, new fence panels to the side dividing the side entrance way, new electric oven around 1 year old, externally repainted with anti-dirt paint, additional outside electric to the front and rear, fa fully landscaped rear garden including gazebo, decking area and greenhouse.

The property also benefits from UPVC double glazing and gas central heating provided by a modern combi' boiler fitted around 4 years ago.

RECEPTION HALL:

New entrance door, stairs to the first floor, radiator, polished oak flooring, light point and door to the lounge.

LOUNGE:

11'8" x 14'10" (3.57m x 4.53m)
Solid polished oak flooring, light point, radiator, window to the front, under stairs store cupboard, door to the kitchen-diner.

KITCHEN-DINER:

15'0" x 14'8" (4.58m x 4.49m)
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 gas hob with extractor hood, plumbing for a washing machine and tumble dryer, integrated dishwasher, fridge/freezer, breakfast bar, radiator, slate effect tiled flooring, spot lights, and new fitted UPVC doors to the conservatory.

CONSERVATORY:

8'3" x 11'4" (2.52m x 3.46m)
UPVC double glazed sealed unit set on a brick construction with new insulated roof, light point, laminate flooring, light point, space for sofa and dining table and chairs, new UPVC door into the garden.

FIRST FLOOR LANDING:

Stairs from the entrance hallway, obscure glass window to the side, light point, loft access hatch and doors off to the the bedrooms and shower room.

BEDROOM ONE:

11'5" x 11'11" (3.48m x 3.65m)
Window to the front with open views of the countryside, down-lighting, radiator, power points, built in wardrobes, laminate flooring.





BEDROOM TWO:

8'11" x 10'4" (2.74m x 3.17m)

Window to the rear, down-lighting, radiator, and laminate flooring.

SHOWER ROOM:

Modern fitted suite comprising: shower cubicle with mains fitted rainwater shower, cabinet wash hand basin, low level WC, tiled flooring and wall tiling, chrome towel rail, ceramic tiled flooring and wall tiling.

EXTERNALLY:

At the front is a gated lawn garden with pathway to the front door and access to the side entrance door. The stunning private rear garden is enclosed by fenced borders with

gated side and rear access and features; patio and decking areas with gazebo ideal for entertaining, lawn, various trees, shrubs and flowerbeds. The parking at the rear accommodated at least three vehicles.

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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