



Wilson Grove  
Heath Hayes



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## Heath Hayes



Lovett&Co. Estate Agents are delighted to offer for sale, this well-maintained, four-bedroom detached home, situated on a peaceful, desirable cul-de-sac with adjacent woodland.

Nestled at the end of the cul-de-sac, the property occupies a desirable plot and comprises entrance hallway, spacious lounge and separate dining room, modern fitted kitchen and guest w/c. Upstairs the property offers a spacious master bedroom with en-suite shower room plus three further bedrooms, landing area and family bathroom. The property benefits from UPVC double glazing and central heating throughout.

Externally the property features a block paved front drive with parking for two/three vehicles. To the rear of the property is a good sized, charming and mature private garden which is not overlooked, it features a lawn with attractive planted borders, shrubs and paved patio area ideal for entertaining.

The property is located in Heath Hayes, Cannock, just ten 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:

Front entrance door, laminate flooring, carpeted stairs to first floor and door to the lounge.

### LOUNGE:

16' 3" x 13' 0" (4.95m x 3.96m max) (Inc.Bay)  
Feature fireplace with fitted gas fire set upon a raised hearth with Minster surround, laminate

flooring, TV & phone sockets, coving, ceiling light points, bay window to front, radiator and door to the dining room.

### DINING ROOM:

9' 9" x 9' 0" (2.97m x 2.74m)  
Laminate flooring, ceiling light point, door to lounge, kitchen and French doors to garden.

### KITCHEN:

17' 8" x 9' 6" (5.38m x 2.89m)  
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset sink and drainer with mixer tap, integrated oven and four ring gas hob with extractor hood, space for further appliances, extractor fan, tiled flooring, ceiling light point, door to guest w/c, two windows to rear and door to side of property.

### GARAGE:

16' 7" x 7' 11" (5.05m x 2.41m)  
Up and over front metal door and ceiling light point.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom, airing cupboard and access to the loft space.

### MASTER BEDROOM:

13' 0" x 9' 10" (3.96m x 2.99m)(plus wardrobe)  
Built in wardrobe, laminate flooring, radiator, coving, ceiling light point, two windows to front and door to the en-suite.

### EN-SUITE SHOWER ROOM:

Suite comprising: shower cubicle, vanity unit incorporating low level WC, wash hand basin and storage cupboards, vinyl flooring, wall tiling, heated towel rail and window to side.







**BEDROOM TWO:**

9' 5" x 9' 3" (2.87m x 2.82m)(plus wardrobe)  
 Built in wardrobe, laminate flooring, coving, ceiling light point, radiator and window to rear.

**BEDROOM THREE:**

9' 6" x 7' 3" (2.89m x 2.21m)(plus wardrobe)  
 Built in wardrobe, carpeted flooring, coving, ceiling light point, radiator and window to front.

**BEDROOM FOUR:**

7' 9" x 7' 11" (2.36m x 2.41m)(max plus wardrobe)  
 Built in open wardrobe, laminate flooring, coving, ceiling light point, radiator and window to rear.

**FAMILY BATHROOM:**

6' 6" x 6' 3" (1.98m x 1.90m)  
 Suite comprising: bath with shower over and screen, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light point and window to rear.

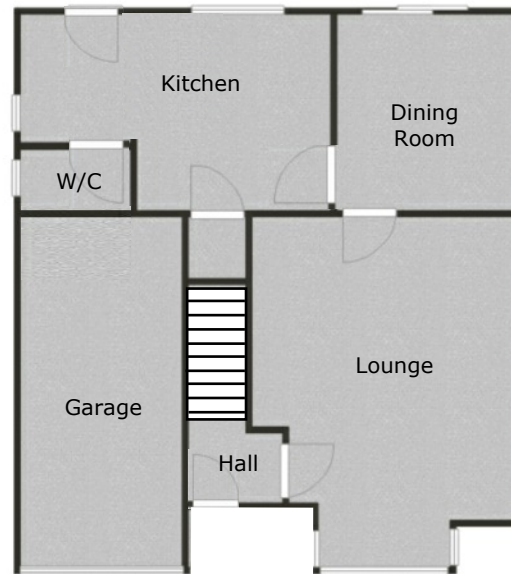


**VIEWING:**

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

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