



Apple Walk  
Heath Hayes

# Apple Walk Heath Hayes



Lovett&Co. Estate Agents are pleased to offer for sale this well presented and updated two bedroom property perfect for first time buyers or investors.

The property is situated its own private plot with low maintenance front garden which includes artificial lawn and gravel pathway to the front door, as well as outdoor storage cupboard (with space for tumble dryer) plus further gated side area ideal for secure storage. There is an allocated parking space and visitors spaces on the carpark.

Internally the property briefly comprises: entrance hallway, modern fitted kitchen, lounge-diner, landing, modern fitted bathroom and two bedrooms. Other benefits include a boarded loft space, UPVC double glazing and gas central heating and hot water provided by a modern combi boiler (around 5 years old).

We have been advised that the property is freehold. There is a small service charge which contributes towards the upkeep of the private road, gardens and car park.

It is situated in Heath Hayes next to a local nature reserve, and 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:

UPVC entrance door, tiled flooring, ceiling light point, doors to the lounge-diner and kitchen.

## LOUNGE-DINER:

13' 11" x 14' 5" max (4.25m x 4.40m)

Feature fireplace with space for an electric fire, laminate flooring, TV aerial & phone sockets, ceiling light point, radiator, bay window to the front and stairs to the first floor.

## KITCHEN:

5' 9" x 12' 4" (1.75m x 3.75m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, space and plumbing for white goods such as fridge, freezer, washing machine and slim-line dishwasher, wall tiling, tiled flooring, ceiling spot lights, radiator, windows to the front and side.

## FIRST FLOOR LANDING:

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

## BEDROOM ONE:

10' 8" x 10' 0" (3.26m x 3.06m)

Built in wardrobe and cupboard, laminate flooring, radiator, ceiling light point and window to the front.

## BEDROOM TWO:

9' 0" x 6' 1" (2.75m x 1.85m)

Cupboard housing the boiler, laminate flooring, ceiling light point, radiator and window to the front.

## FAMILY BATHROOM:

Tiled white suite comprising: bath with electric shower over, wash hand basin, low level W/C, radiator, ceiling light and window to side.





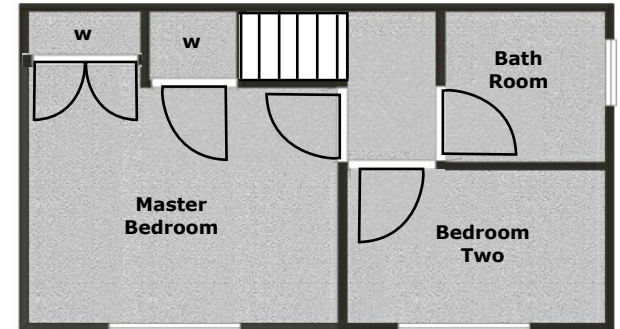
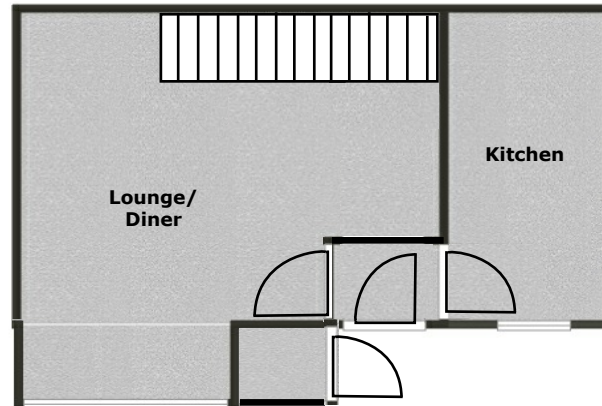
**VIEWING:**

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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