



Mill Crescent  
Heath Hayes



# Mill Crescent Heath Hayes



Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented three bedroom semi-detached family home, situated on a popular modern residential estate.

The property has been finished throughout to a modern high standard and occupies a generous corner plot with parking for up to three cars and large two tier rear garden with terraced patio and lower level lawn garden with further patio and shed.

Internally, the property briefly comprises: stunning open plan kitchen-diner with integrated appliances, spacious rear lounge, conservatory, landing, family bathroom and three bedrooms, plus an en-suite to the master room.

Other benefits include: UPVC double glazing, gas central heating and a part boarded attic space with pull down ladder.

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.

## **KITCHEN & DINING AREA:**

5.60m x 3.34m (18'4" x 10'11")

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 double oven and grill plus

4 ring induction hob with extractor hood, further integrated fridge, freezer, dishwasher and washing machine, Karndean flooring, radiator, ceiling spot lights, composite entrance door, windows to the front, dining area with further range of fitted cabinets, under stairs storage and door to the lounge.

## **LOUNGE:**

5.59 x 3.12 (18'4" x 10'2")

Carpeted flooring, TV aerial & phone sockets, ceiling and wall light points, radiators, window to the rear, patio door to conservatory, stairs to the first floor.

## **CONSERVATORY:**

2.76m x 2.85m (9'0" x 9'4")

Pitched poly-carbonate roof with a UPVC frame set on a brick base, ceramic tiled flooring, windows and French doors to the garden.

## **FIRST FLOOR LANDING:**

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

## **BEDROOM ONE:**

3.5 x 3.3 (11'5" x 10'9")

Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to the front and door to the en-suite.

## **EN-SUITE:**

Modern fitted en-suite comprising: walk in shower cubicle, vanity wash hand basin with cabinet, wash hand basin and low level WC, spot lights, heated towel rail, extractor fan and window to the front.





### **BEDROOM TWO:**

3.0 x 8.82 (9'10" x 28'11")

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.

### **BEDROOM THREE:**

2.97 x 2.6 (9'8" x 8'6")

Built in cupboard, carpeted flooring, ceiling light point, radiator and window to the rear.

### **FAMILY BATHROOM:**

White suite comprising: bath with shower over and screen, pedestal wash hand basin, low level W/C, tiled effect flooring and matching aqua panelled walls, heated towel rail, shave point and window to the 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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