



Rosebay Meadow
Heath Hayes

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented and extended three bedroom semi-detached family home situated in a quiet cul-de-sac in popular residential area of Heath Hayes.

The property briefly comprises: entrance hallway, lounge, modern fitted kitchen opening to the rear dining room, landing, family bathroom, plus three double bedrooms and a dressing room or home office. There is also an integral garage and rear utility room. The garage has previous planing for a conversion into a home office/utility.

The plot comprises: front driveway with parking for at least two cars, plus a front lawn, well proportioned rear garden with patio area, lawn and further rear sitting ideal for entertaining guests and for families to enjoy.

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. The property is also just a 5 minute walk from Millbrook Pool nature reserve.

RECEPTION HALL:

Composite entrance door, laminate flooring, ceiling light point, radiator, stairs to the first floor and door to the lounge.

LOUNGE:

10' 2" x 14' 1" (3.10m x 4.30m)

Feature fireplace with fitted coal effect gas fire with insert lights, carpeted flooring, TV & phone sockets, ceiling light point, radiator, under stairs cupboard, window to the front and door to the kitchen.

KITCHEN:

13' 5" x 8' 1" (4.10m x 2.47m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, cooker, space for a dishwasher and American fridge-freezer, tiled flooring, ceiling light points, opening to the rear dining room.

DINING/SITTING ROOM:

11' 4" x 9' 6" (3.45m x 2.90m)

Insulated and fully plastered pitched roof, solid beech wood flooring, ceiling light point, ample electric sockets, UPVC windows and French doors to the garden.

UTILITY:

7' 2" x 6' 3" (2.18m x 1.90m)

Fitted wall cabinets, space and plumbing for a washing machine and dryer, wall mounted Worcester Bosch boiler, tiled flooring, radiator, light point, extractor and doors to the garden and garage.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, office/dressing room, family bathroom and access to the two loft space via separate hatches, with the main loft being fully boarded and second loft part boarded.





BEDROOM ONE:

13' 4" x 12' 0" (4.06m x 3.67m)

Built in recessed cupboard, carpeted flooring, radiator, ceiling light point and windows to the front.

BEDROOM TWO:

7' 3" x 10' 2" (2.20m x 3.10m)

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

BEDROOM THREE:

7' 2" x 10' 0" (2.18m x 3.04m)

Carpeted flooring, ceiling light point, radiator and window to the front.



OFFICE/DRESSING ROOM:

6' 11" x 5' 6" (2.10m x 1.68m)

Carpeted flooring, ceiling light point, window to the rear, ideal for use as home office or dressing room/walk in wardrobe.

FAMILY BATHROOM:

White suite comprising: bath with mains shower over, pedestal wash hand basin, low level W/C, wall tiling and tiled flooring, ceiling light, wall heater and towel rail 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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