



Cannock Road  
Heath Hayes



# Cannock Road Heath Hayes



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and deceptively spacious three bedroom detached family home.

The property occupies a substantial plot with large rear garden perfect for families to play and for entertaining guests, as well as both front and rear driveways offering ample off-road parking.

The spacious interior briefly comprises: large entrance hallway, open plan lounge with possible dining/play area, brand new fitted kitchen-diner, separate utility and WC, open landing with doors to the family bathroom and three double bedrooms with an en-suite to the master bedroom.

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.

## RECEPTION HALL:

UPVC side entrance door, tiled flooring, ceiling light point and spot lighting, useful recess beneath stairs ideal for storage of desk, stairs to first floor, radiator, windows to the side and doors to the lounge, kitchen-diner, utility and WC.

## SPACIOUS LOUNGE:

24' 1" x 12' 0" (7.35m x 3.65m)

Feature fireplace with fitted log burner effect electric fire, laminate flooring, coving, TV aerial point, ceiling light points, radiators and windows to the front. The room could also be used as a lounge-diner or as it currently is incorporating a play area.

## NEW FITTED KITCHEN-DINER:

14' 11" x 11' 10" (4.54m x 3.61m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, Rangemaster range cooker and hob, further integrated dishwasher and fridge, ample space for dining table and chairs, laminate flooring, ceiling light point and spot lights, windows to the side and rear, patio doors to the garden.

## UTILITY:

11' 6" x 5' 5" (3.51m x 1.65m)

Range of matching wall and base units with fitted cabinets, work tops, sink and drainer with mono tap, space and plumbing for a washing machine and dryer, tiled flooring, light point, radiator, window to the side, space to store coats and shoes, further door into the WC.

## GUEST WC:

Suite comprising: low level WC, wash hand basin, tiled flooring, light point and window to the side.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, loft access hatch, doors off to three bedrooms, family bathroom and useful storage/airing cupboard housing the boiler.

## BEDROOM ONE:

14' 11" x 12' 0" (4.54m x 3.65m)

Built in wardrobes, laminate flooring, radiator, ceiling light point, window to rear and door to the en-suite.

## EN-SUITE:

Suite comprising: shower cubicle, low level WC, wash hand basin, tiled flooring and walls, spot lights and heated towel rail.

## BEDROOM TWO:

11' 10" x 12' 4" (3.60m x 3.76m)

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





### **BEDROOM THREE:**

11' 10" x 11' 6" (3.61m x 3.50m)

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

### **FAMILY BATHROOM:**

White suite comprising: p shaped bath with shower over, wash hand basin, low level W/C, wall tiling, non-slip vinyl flooring, ceiling spot lights, heated towel rail 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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