



Lyndhurst Road
Heath Hayes

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented, charm filled, two bedroom, end-terraced property.

Situated on a tranquil and generously sized end plot, the property boasts a sizable re-landscaped private rear garden complete with an Astroturf lawn, a summer house, and mature trees. Additionally, there is a gated gravel parking area. At the front, you'll find another landscaped garden which extends to the side of the property, providing potential to extend SSTP.

The property offers a spacious, contemporary open plan living space on the ground floor with front lounge, dining area, sitting area and rear study area. There is also a superb modern fitted kitchen and guest w/c. On the first floor are two good sized bedrooms and a well equipped contemporary fitted bathroom. There is also a useful attic room.

The property is located in Heath Hayes, Cannock, just ten minutes from Cannock Chase, an area of outstanding natural beauty. The area benefits from good local schooling, supermarket, post office, dentist and bus routes all within walking distance along the High Street. 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.

LOUNGE-DINER:

6.70m x 4.28m

Front entrance door, lounge and dining areas feature Inglenook fireplace with new fitted log

burner flooring, coving, TV & phone sockets, ceiling light points, archway to rear sitting area, two radiators, useful storage cupboard, stairs to first floor, two windows to side, bay window to front and opening to conservatory sitting area.

SITTING AREA & STUDY AREA:

Overall dimensions 2.65m x 5.45m

Laminate flooring, light point, vertical radiator, study area, French doors to side of property and open plan to kitchen.

KITCHEN:

2.09m x 4.57m

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, space for range oven, extractor hood, integrated dishwasher and fridge-freezer, breakfast bar, recessed spot lights and door to w/c.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms, family bathroom and stairs to attic room.

MASTER BEDROOM:

4.28m x 3.14m max

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

BEDROOM TWO:

2.28m x 3.43m

Laminate flooring, ceiling light point, radiator, window to front and access to loft.





FAMILY BATHROOM:

White suite comprising: freestanding bath, corner shower cubicle, cabinet wash hand basin, W/C, ceiling spot lights and window to rear.

ATTIC ROOM:

3.36m x 4.38m

Built in wardrobes, carpeted flooring, two velux window to front, ceiling light points and radiator.

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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