



Edgemoor Meadow
Heath Hayes

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented three bedroom detached house, situated in a sought after cul-de-sac.

On the ground floor, the property boasts a beautiful high-spec kitchen diner and conservatory, both installed in 2019. Additionally, there is a roomy lounge, a welcoming entrance hall, a convenient guest w/c, and an integral garage. Upstairs, you will find three bedrooms, a landing, and an excellent high-spec fitted bathroom, which was newly installed in 2022.

Outside, there is a generously sized and superbly landscaped private rear garden which is set over different tiers and features paved patio areas, gravel and Astroturf areas as well as various flower beds, plants and shrubs. To the front is a driveway that can accommodate two to three cars.

Other benefits include a new boiler (2019), a hard roof on the conservatory (2025), new carpets, and a complete redecoration throughout (2025).

The property is located in Heath Hayes, Cannock, 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:

Front entrance door, laminate flooring, ceiling light point, window to side, carpeted stairs to first floor accommodation and door to lounge.

LOUNGE:

13' 1" x 13' 10" (4.00m x 4.21m)

Feature media wall and modern fireplace, carpeted flooring, coving, TV & phone sockets, ceiling light point, radiator, window to front and French doors to the kitchen-diner.

FITTED KITCHEN:

15' 11" x 9' 7" (4.85m x 2.91m)

Range of matching wall and base units incorporating cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and 4 ring induction hob with extractor hood, integrated fridge-freezer, space and plumbing for dishwasher, feature plinth lighting, dining area, LVT flooring, recessed spot lighting, coving, radiator, useful pantry, window to rear and door to garage.

CONSERVATORY:

12' 10" x 8' 8" (3.90m x 2.65m)

Hard insulated roof with UPVC frame set on a brick base, ceiling light point, LVT flooring, vertical radiator and French doors to garden.

GARAGE:

7' 10" x 18' 10" (2.40m x 5.75m)

Double opening front door light and electric points, space and plumbing for appliances, window and door to garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, window to side, doors off to three bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM:

9' 10" x 12' 0" (3.00m x 3.65m)

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





BEDROOM TWO:

9' 5" x 9' 11" (2.86m x 3.01m)

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

BEDROOM THREE:

6' 7" x 9' 0" (2.00m x 2.74m)

Carpeted flooring, storage cupboard, window to front, coving, ceiling light points and radiator.

FAMILY BATHROOM:

White suite comprising: walk in shower cubicle, cabinet wash hand basin, W/C, tiled walls and flooring, heated towel rail, ceiling light point 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.

DISCLAIMER:

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