



**Mill Crescent
Heath Hayes**

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Lovett&Co. Estate Agents are pleased to offer TO LET this well presented two bedroom mid terraced house set down a private sought after cul-de-sac with a conservation area to the front.

The ground floor comprises an entrance hallway, spacious lounge/diner, fitted kitchen, and conservatory. To the first floor are two bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, a small front garden, and off-road parking for two vehicles.

Further benefits include UPVC double glazing and central heating throughout.

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, bus routes and train station, 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:

LOUNGE:

11' 7" x 17' 3" (3.53m x 5.26m)

KITCHEN:

17' 7" x 9' 3" (5.36m x 2.82m)

CONSERVATORY:

8' 2" x 8' 9" (2.50m x 2.66m)

FIRST FLOOR LANDING:

MASTER BEDROOM:

11' 7" x 9' 4" (3.52m x 2.84m)

BEDROOM TWO:

11' 6" x 9' 9" (3.50m x 2.97m max)

FAMILY BATHROOM:

8' 6" x 4' 11" (2.60m x 1.50m)

EXTERNALLY:

At the front is a driveway with parking for two vehicles. The private rear garden is enclosed by fenced borders, it is ideal for entertaining and features: paved area with steps up to lawn and gravel garden.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





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