



**Cannock Road
Heath Hayes**

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented three bedroom semi-detached house, set on a generous sized plot.

The property has been finished to an exceptional standard throughout, featuring a breathtaking, high-spec kitchen-diner and a rear Orangery extension with a stunning skylight. Additionally, the ground floor includes a spacious lounge, an inviting entrance hallway, a porch, and a substantial garage.

On the upper level, you will find two generously sized bedrooms with modern fitted en-suite to the master, modern fitted bathroom, and a landing area with a door accessing a staircase to a large top floor bedroom.

The property also boasts a large and very private rear garden complete with a heated swimming pool, as well as a flagstone paved patio area, mature trees, plants, and shrubs, complimented by a large lush lawn. At the front, there is a block-paved driveway.

The property has undergone a full back to brick refurbishment over the last few years, with no expense spared on fixtures and fittings. Some of the work carried out includes: new triple-glazed windows, a high-spec kitchen and bathrooms, complete re-wiring, a new central heating system with radiators, as well as a loft conversion and a rear extension.

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:

Accessed via the front porch and featuring: vinyl flooring, recessed spot lights, carpeted stairs to first floor accommodation, doors to kitchen and lounge.

LOUNGE:

3.07m x 4.23m

Carpeted flooring, TV & phone sockets, ceiling light point, radiator and window to front.

KITCHEN-DINER:

5.44m x 3.15m

Extensive range of modern, high gloss finish matching wall and base units incorporating cupboards, drawers, shelving and complementary roll top work surfaces, inset bowl sink and drainer with mono tap, space for range oven and American style fridge-freezer splash-backs, vinyl flooring, recessed spot lights and feature lighting, breakfast bar, open plan to orangery, under-stairs storage and door to garage.

REAR ORANGERY:

4.76m x 3.30m

Feature sky light, vinyl flooring, recessed spot lights, two radiators, windows and French doors to the rear garden.

TANDEM GARAGE:

2.54m x 13.87m

Electric roller shutter door, light and power points and door to rear store room.

LANDING:

Carpeted flooring, window to side, ceiling light point, doors to bedrooms, family bathroom and door to stairs to top floor.

MASTER BEDROOM:

3.60m x 4.26m

Carpeted flooring, radiator, ceiling light point, door to en-suite and window to front.

EN-SUITE:

White suite comprising: double shower cubicle, pedestal hand wash basin, low level W/C, ceiling light point and window to side





BEDROOM TWO:

3.05m x 3.23m

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

BEDROOM THREE (TOP FLOOR):

5.43m x 3.73m

Carpeted flooring, two windows to rear, velux sky light to front, eaves storage, ceiling light point and two radiators.

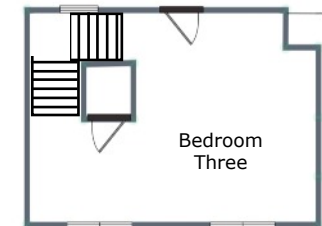
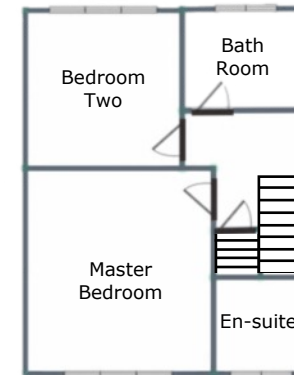
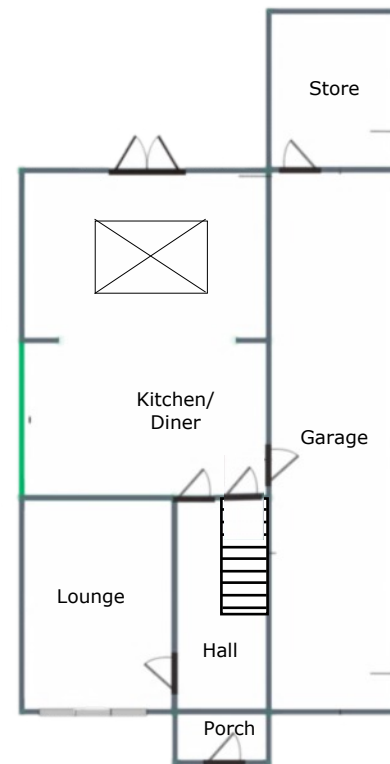
FAMILY BATHROOM:

White suite comprising: bath and separate shower cubicle, pedestal hand wash basin, low level W/C, wall tiling, recessed ceiling spot lights and obscured window to rear.

VIEWING:

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

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