



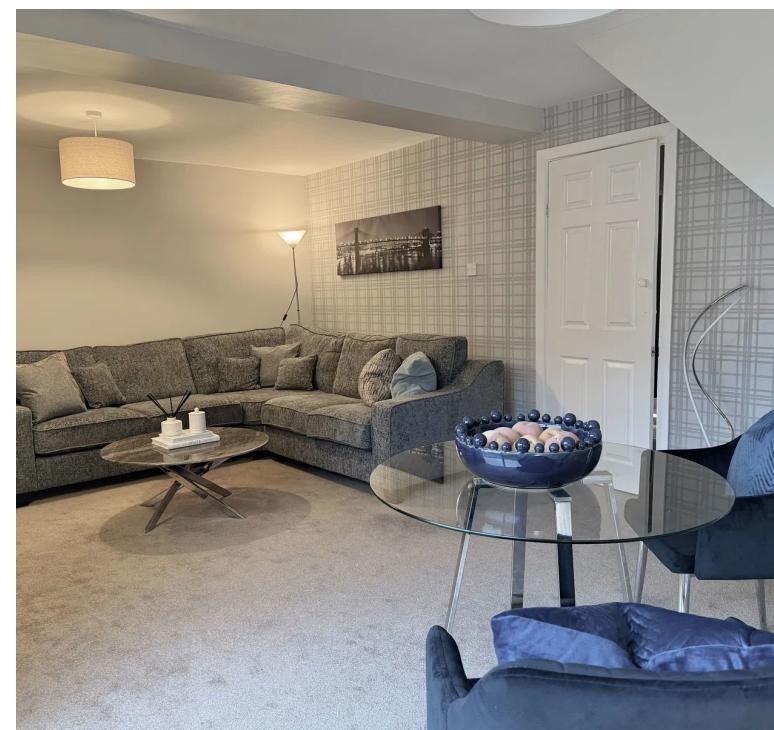
16 Brampton Drive, Heath Hayes
Cannock

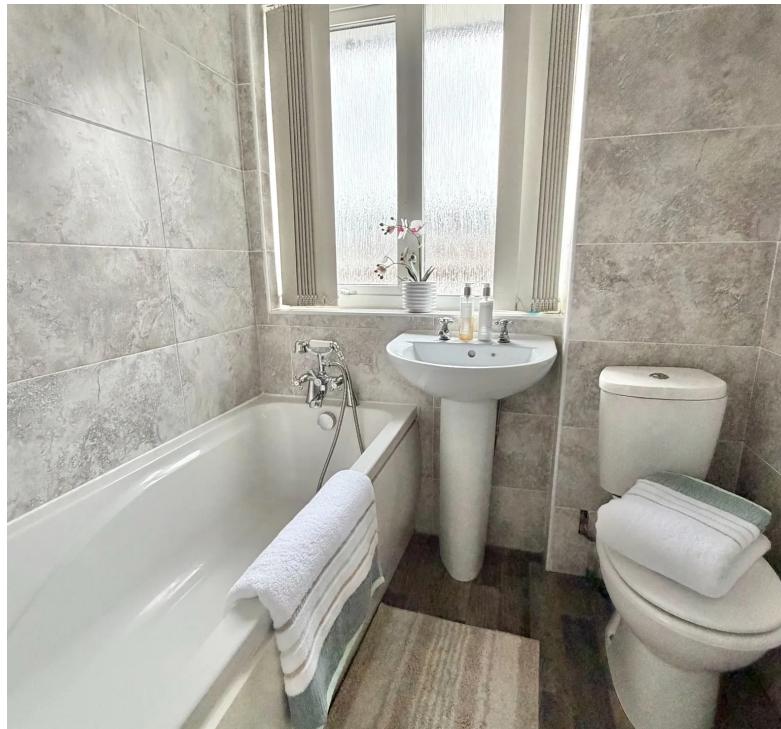
£250,000

Brampton Drive is a well established residential road within Heath Hayes, made up largely of family homes set back from the street with the area has a settled feel, with little through traffic and a sense of consistency that comes from long term ownership. The house sits on a generous plot with a wide frontage, providing ample driveway parking and a comfortable degree of separation from neighbouring properties.

The accommodation is arranged over two floors and offers a layout that works well for everyday family life. On entering the house, the hallway provides access through to the main ground floor living spaces, with the kitchen positioned at the front. The kitchen measures approximately 2.65m x 2.49m and is fitted with modern units, integrated oven and hob, and space for freestanding appliances. It is practical in layout and well placed for daily use.

Adjacent to the kitchen is the dining area, measuring around 2.45m x 2.66m, which connects directly through to the main lounge. This open arrangement creates a clear sense of space without feeling undefined, allowing each area to function independently while remaining connected.





The lounge sits at the rear of the house and is the largest room on the ground floor, measuring approximately 6.38m x 3.69m. It comfortably accommodates both seating and family use, with patio doors opening directly onto the rear garden. The staircase rises from this room, keeping circulation simple and efficient.

The first floor provides four bedrooms arranged off a central landing. The main bedroom measures approximately 3.60m x 2.85m and is positioned to the rear, overlooking the garden. Bedroom two measures around 2.50m x 2.85m and benefits from built in storage and windows to both the side and rear. Bedroom three is approximately 2.50m x 2.52m, while bedroom four measures around 1.75m x 2.52m and includes built in over stairs storage. All rooms are well proportioned for their intended use, offering flexibility for family living, home working or guest accommodation.

The family bathroom is fitted with a white suite including bath with shower over, wash basin and WC, and is finished in a straightforward, practical style.

Externally, the rear garden is private and enclosed, laid out with a combination of patio and lawn. It offers a usable outdoor space that feels contained and manageable, with side access adding to everyday practicality. The driveway to the front provides parking for several vehicles.

Brampton Drive is well placed for local schooling, shops and transport links, with Cannock Chase close by for access to open countryside. The location offers a balance of residential calm and day to day convenience, making it a practical choice for families looking to settle into an established area.

This is a well sized family home on a popular road, offering generous accommodation, a sensible layout and a location that continues to appeal to those looking to put down longer term roots.

