



**Wimblebury Road
Heath Hayes**

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Lovett&Co. Estate Agents are delighted to present this beautifully presented three-bedroom end-terraced home.

Overlooking attractive parkland, the property offers spacious and well-maintained accommodation throughout, including two generous reception rooms, a modern fitted breakfast kitchen, convenient guest WC, and rear hall. To the first floor are two double bedrooms, a further single bedroom, and a stylish modern family bathroom.

Externally, the property benefits from a front courtyard and a charming private rear garden featuring lawned areas, a patio and seating space, a brick-built barbecue, and a useful brick outbuilding. The garden has also been enhanced with a newly built brick wall and gate. There is also off road parking to the front of the garden.

The property is located in the popular residential area of Heath Hayes, Cannock, just ten minutes from Cannock Chase, an area of outstanding natural beauty. It benefits from proximity to good local schooling, shops, takeaways, hairdresser, public house, post office, dentist and bus routes; all within walking distance. Its location also provides ease of access to Cannock town centre and commuter routes including A460, A5 and M6 toll road linking the Midlands motorway network.

DINING ROOM:

4.928 x 3.436 (16'2" x 11'3") - Feature brick fireplace, front door, laminate flooring, ceiling beams, ceiling light point, radiator, door to the lounge and window to front.

LOUNGE:

3.821 x 3.855 (12'6" x 12'7")
Laminate flooring, coving, ceiling light point, modern electric fireplace, radiator, TV point, door to kitchen, window to rear and side, door to kitchen.

KITCHEN:

4.994 max x 4.478 max (16'4" x 14'8")
Range of matching modern fitted wall and base units incorporating cupboards, drawers and roll top work surfaces; inset stainless steel bowl sink and drainer, wall mounted extractor hood, space for a range oven and further appliances, ceiling beams, windows to rear and side, door to rear hall with door to w/c and rear of property.

FIRST FLOOR LANDING:

Stairs up from first floor and doors off to three bedrooms and bathroom.

BEDROOM ONE:

3.815 x 3.518 (12'6" x 11'6") -
Carpeted floor, coving, ceiling light point, radiator and window to front.

BEDROOM TWO:

3.854 x 2.320 (12'7" x 7'7") -
Carpeted floor, wooden wall panelling, ceiling light point, radiator, storage cupboard with stairs up to the loft and window to rear.

BEDROOM THREE:

2.313 x 1.458 (7'7" x 4'9")
Carpeted floor, ceiling light point, radiator and window to side.





BATHROOM:

Modern white suite comprising: bath with shower over and screen over, vanity cabinet style wash hand basin with drawers beneath, vinyl flooring, ceiling light point and obscuring window to side.

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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