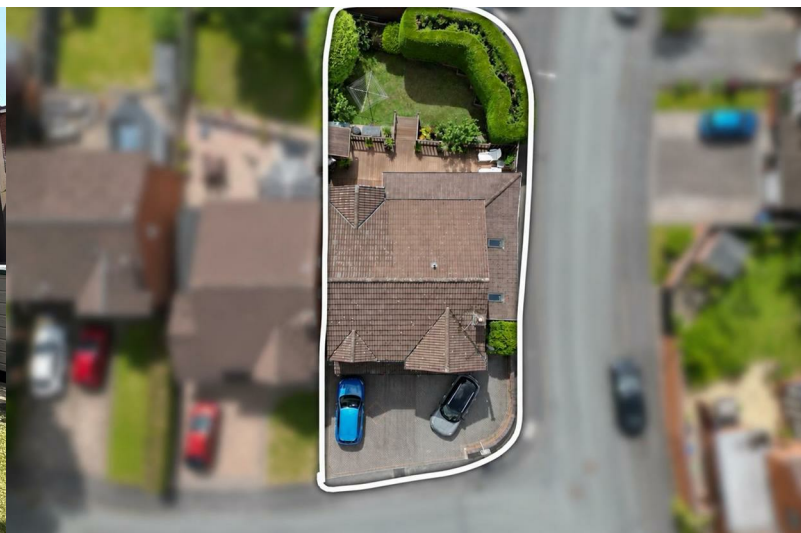
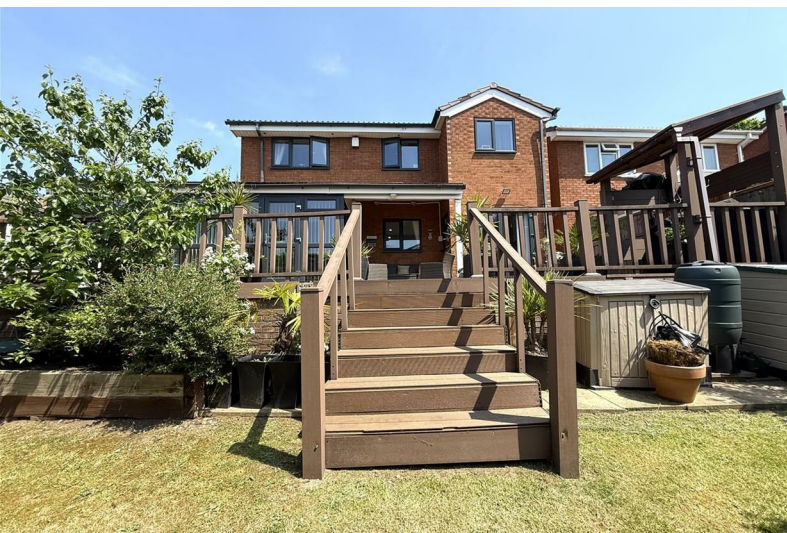




2 Weston Close

Heath Hayes, Cannock, WS11 7YX

£445,000



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Entrance Porch

Approached from upvc double glazed front entrance door with side glass and having inset lights, tiled flooring and composite door to Hallway.

Reception Hallway

Having inset ceiling lights, tiled flooring, radiator, useful under stairs storage cupboard and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising vanity hand wash basin and w.c. Ceiling light point, radiator, tiled flooring, part tiling to walls and window to front aspect.

Lounge

17'11" x 11'7" (5.46m x 3.53m)

Having two ceiling light points, radiator, log burner on tiled grate, coving and upvc double glazed bay window to front aspect. Open plan to Dining Room.

Dining Room

10'1" x 9'7" (3.07m x 2.92m)

Having ceiling light point, coving, radiator, tiled flooring and sliding patio door to Conservatory.

L Shaped Conservatory

29'6" x 19'2" (8.99m x 5.84m)

Being constructed of brick base and upvc double glazed frame and having wall lights, radiator, laminate flooring, ceiling fan and two Velux roof lights for natural light. French doors opening onto the decking seating area.

Breakfast Kitchen

17'10" x 17'4" (5.44m x 5.28m)

Being fitted with a comprehensive range of wall and

base mounted units with work surfaces over, incorporating inset enamel sink with telescopic tap with drainer. Built in electric oven, integrated microwave and dishwasher and induction hob with extractor hood over. Inset ceiling lights, radiator, breakfast bar seating area, tiled flooring and upvc double glazed window to rear aspect. French doors to Rear Garden and access door to Utility Room.

Utility Room

Having base unit with work surface over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Ceiling light point, tiled flooring, spaces for washing machine and tumble dryer and further door to Garage.

First Floor Landing

Approached from stairs in Hallway and having inset ceiling lights, coving, airing cupboard and loft access with ladder and having light with being part boarded.

Master Bedroom

12'2" x 11'6" (3.71m x 3.51m)

Having ceiling light point, radiator, coving and upvc double glazed window to front aspect. Door to En Suite.

En Suite Shower Room

Comprising walk in shower cubicle, vanity hand wash basin and closet w.c. Inset ceiling lights, heated towel rail, tiling to walls and flooring and upvc double glazed window to front aspect.

Bedroom Two

18'11" x 7'6" (5.77m x 2.29m)

Having two ceiling light points, radiator, coving and upvc double glazed window to front aspect.

Bedroom Three

15'10" x 11'2" (4.83m x 3.40m)

Having two ceiling light points, built in wardrobe, radiator, loft access and two upvc double glazed windows to rear aspect.

Bedroom Four

12'4" x 10'2" (3.76m x 3.10m)

Having ceiling light point, built in wardrobe, radiator, coving and upvc double glazed window to rear aspect.

Bathroom

Comprising freestanding bath with shower attachment, walk in shower cubicle, closet w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, tiling to walls and flooring and upvc double glazed window to side aspect.

Outside

The property is situated on a corner plot and having block paved driveway providing parking for several vehicles and in turn leading to Garage with roller shutter door with light and power. A side gate allows access to the enclosed tiered rear garden with composite decked seating area with BBQ area and

covered canopy for sunnier days! Steps leading down to lawn with planted borders. Outdoor power, lighting and tap.

Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



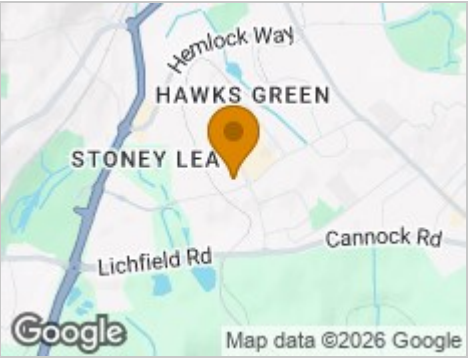
Road Map



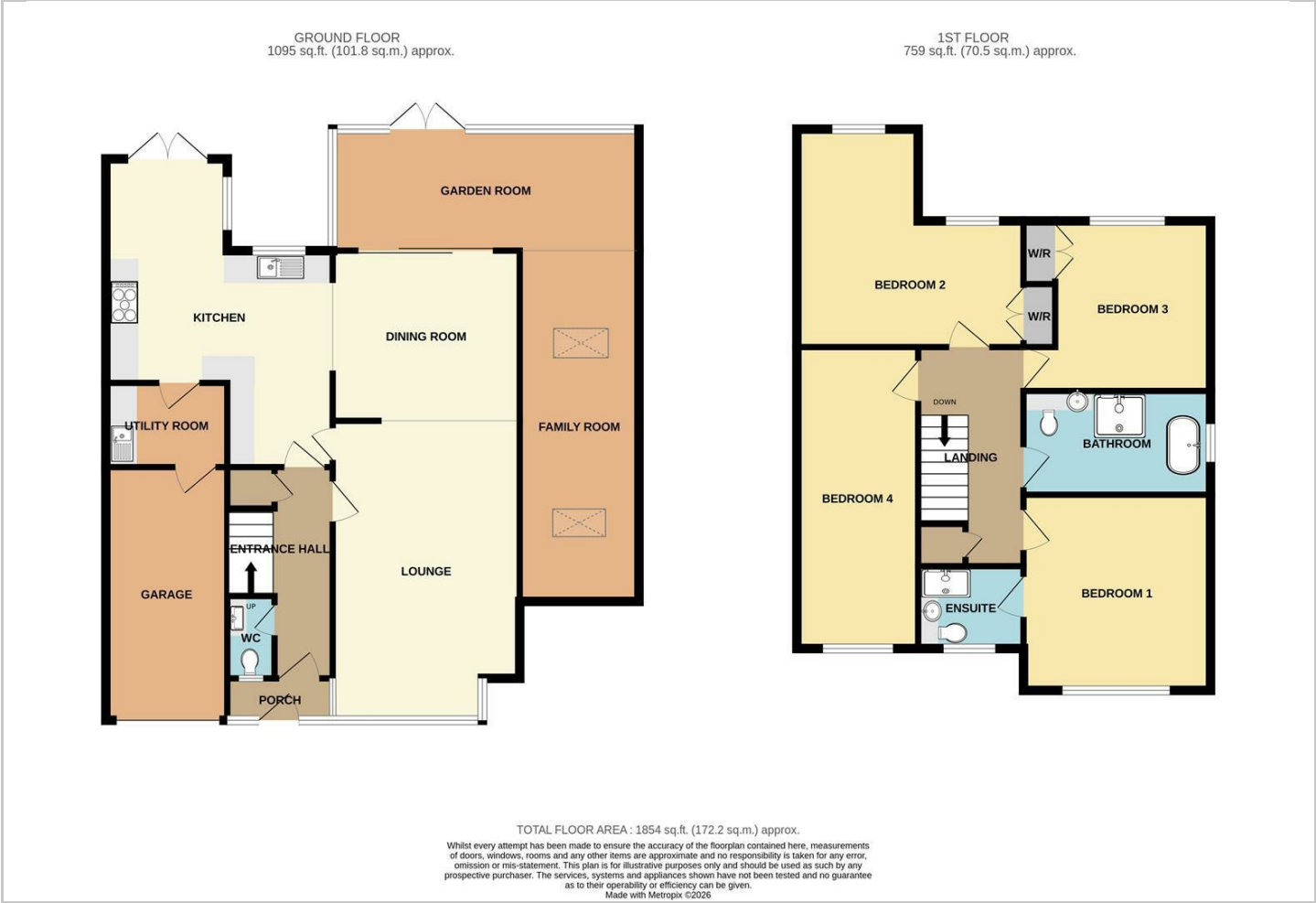
Hybrid Map



Terrain Map



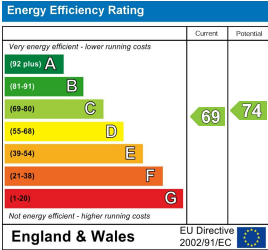
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.