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Elder Close | Heath Hayes, Cannock | WS11 7WB

Offers In The Region Of £220,000

 **Webbs**
estate agents

Summary

A beautifully presented modern semi-detached home, ideally situated in the highly sought-after area of Heath Hayes. The property benefits from excellent local schools, convenient transport links, nearby shops and amenities, and is perfectly positioned for access to the designer shopping village.

The accommodation in brief, a welcoming entrance hallway leading to a spacious lounge featuring a contemporary media wall. The stylish breakfast kitchen is fitted with modern units and integrated appliances, along with a useful pantry/storage cupboard and an external door providing access to the rear garden.

To the first floor, there are two generously sized bedrooms and a well-appointed family bathroom.

Externally, the property boasts a good-sized enclosed rear garden, predominantly laid to lawn with a spacious patio seating area, ideal for outdoor entertaining. To the front, there is ample off-road parking provided by a private driveway.

Early viewing is highly recommended to fully appreciate what this property has to offer.

Key Features

- SOUGHT AFTER LOCATION
- MODERN STYLE SEMI DETACHED HOME
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- IDEAL FIRST TIME BUYER HOME
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- MODERN KITCHEN DINER
- AMPLE OFF ROAD PARKING
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALL

SPACIOUS LOUNGE

14'4" x 10'2" (4.37m x 3.10m)

MODERN KITCHEN DINER

13'1" x 9'10" (4.01 x 3.02)

LANDING

BEDROOM ONE

13'3" x 11'10" (4.04 x 3.61)

BEDROOM TWO

11'11" x 6'7" (3.64 x 2.01)

FAMILY BATHROOM

5'4" x 3'4" (1.65 x 1.03)

ENCLOSED REAR GARDEN

FRONT GARDEN AND DRIVEWAY

IDENTIFICATION CHECKS - C





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC