Lovett & Co estate agents

Rosebay Meadow

Heath Hayes

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom semi detached house situated towards the end of a quiet cul-de-sac.

The property is set on a good sized plot with potential and space to extend the property sstp. The private rear garden offers both a lawn and a patio area, ideal for entertaining. Furthermore, there is a driveway that accommodates two cars, which could be extended to create additional parking space.

Inside, the property boasts a spacious lounge, a newly fitted modern kitchen/diner (2021), a practical conservatory, and a welcoming entrance hallway. On the first floor, you will find two bedrooms, a landing area, and a newly fitted family bathroom (2021).

The property benefits from UPVC double glazing, part boarded loft space with pull down ladder and central heating through out provided by a regularly serviced boiler.

It is situated 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:
Front entrance door, laminate flooring, ceiling light point, carpeted stairs to first floor accommodation, window to side and door to lounge.

LOUNGE:
10' 2'' x 14' 0'' (3.10m max x 4.26m)
Feature fireplace, laminate flooring, TV aerial & phone point, coving, ceiling light point, window to front and door to kitchen.

MODERN KITCHEN/DINER:
13' 5'' x 8' 1'' (4.09m x 2.47m)
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset stainless steel bowl sink and drainer with mono tap, integrated oven and four ring gas hob with extractor hood, tiled splash backs, tiled flooring, recessed spot lights, space for washing machine & fridge/freezer, space for table and chairs, window and French doors to conservatory.

CONSERVATORY:
12' 1'' x 7' 9'' (3.68m x 2.35m)
Poly-carbonate sloping roof with upvc frame, tiled flooring and French doors to garden.

FIRST FLOOR LANDING:
Carpeted flooring, ceiling light point, access to loft, window to side, doors off to two bedrooms and family bathroom.

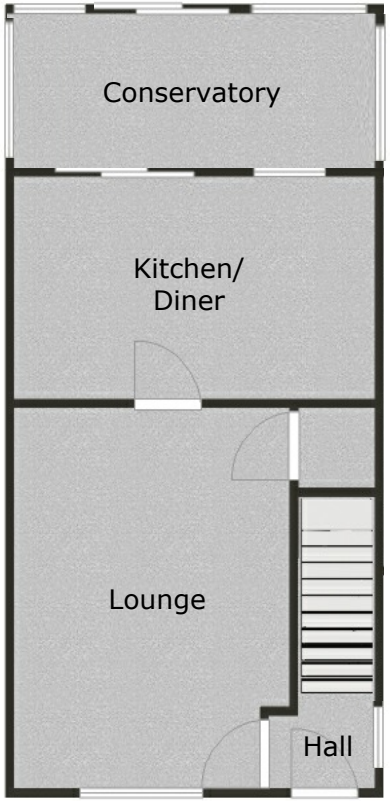
MASTER BEDROOM:
10' 6'' x 11' 10'' (3.20m x 3.60m)
Carpeted flooring, airing cupboard, built in wardrobe, radiator, ceiling light point and window to front.

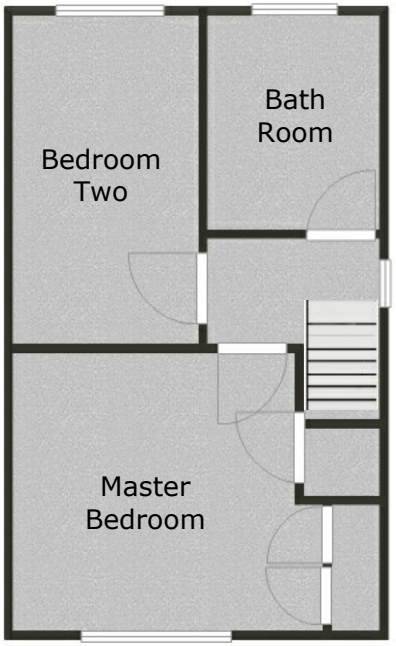
BEDROOM TWO:
7' 3'' x 10' 2'' (2.20m x 3.11m)
Carpeted flooring, radiator, ceiling light point and window to rear.

MODERN BATHROOM:
White suite comprising: bath with shower over & screen, cabinet wash hand basin, low level W/C, tiled walls and flooring, ceiling light points, heated towel rail and window to rear.

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

DISCLAIMER:
These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





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The Property Ombudsman