



Carlton Close  
Heath Hayes



# Carlton Close

## Heath Hayes



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom semi detached house, situated on a quiet sought cul-de-sac. Being offered with NO CHAIN.

The property features a spacious lounge-diner, fitted kitchen and reception hallway on the ground floor. Upstairs are two bedrooms, landing and modern family shower room.

Externally the property offers a two/three car driveway plus a superb tandem garage. To the rear is a good sized private landscaped garden with paved patio area and lawn with various plants and shrubs. The property benefits from UPVC double glazing and gas central heating through out.

It is conveniently located for commuter access to Cannock & Rugeley town centres which offer a wide range of amenities, whilst also being within walking distance of Hednesford town centre. Commuter routes include the A34, A460, A5 & M6 Toll road, with local and national train routes also available from Cannock and Hednesford train stations.

### RECEPTION HALL:

UPVC front entrance door, carpeted flooring, radiator, ceiling light point, stairs to first floor accommodation and door to the lounge-diner.

### LOUNGE-DINER:

6.55m max x 3.01m max

Carpeted flooring, TV point, phone point, feature fireplace, ceiling light point, radiator, dining area, windows to front and rear.

### KITCHEN:

2.25m x 2.33m

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset stainless steel sink & drainer with mixer tap, integrated oven and 4 ring electric hob with extractor hood, tiled splash backs, tiled flooring, recessed spot lights, space for further appliances, window to rear and door to garage.

### TANDEM GARAGE:

2.55m x 6.55m

Metal side hinged double doors, wall mounted boiler, light and electric points, window and door to rear 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:

3.01m x 3.80m

Built in wardrobe, carpeted flooring, ceiling light points, radiator and window to front.





### **BEDROOM TWO:**

2.15m x 2.75m

Carpeted flooring, ceiling light points, radiator and window to rear.

### **SHOWER ROOM:**

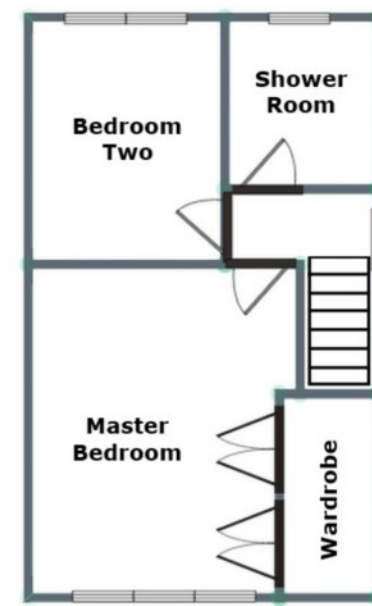
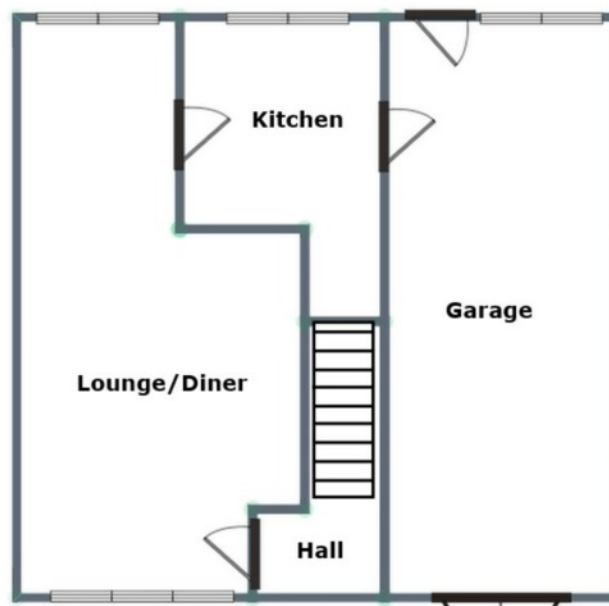
White suite comprising: shower cubicle, cabinet wash hand basin, low level W/C, vinyl flooring, natural stone travertine walls, recess ceiling spot lights and window to rear.

### **VIEWING:**

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

### **DISCLAIMER:**

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