



Heath Gap Road  
Cannock



# Heath Gap Road Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented two bedroom semi-detached property ideal for first time buyers and investors.

The property has a deceptively spacious interior which briefly comprises: porch, front lounge, rear reception room/diner, modern fitted kitchen, side entrance porch with utility room, landing, two double bedrooms and a modern fitted bathroom.

Externally there is a large rear garden with gated side access, patio area, lawn, metal shed, further extended garden area with summer house to the rear which has an electric connection.

Other benefits include UPVC double glazing and gas central heating throughout provided by a boiler fitted in 2022.

The property is well placed to provide easy access to both Cannock & Hednesford town centres offering a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

## LOUNGE:

11' 1" x 12' 1" (3.38m x 3.68m)

Accessed from the front porch it features: Focal fireplace with fitted electric fire, carpeted flooring, TV aerial & phone sockets, ceiling and

wall light points, radiator, bay window to the front and opening to the dining room.

## RECEPTION ROOM/DINER:

11' 1" x 12' 4" (3.38m x 3.77m)

Carpeted flooring, ceiling light point, radiator, stairs to the first floor, window to rear and door to the kitchen.

## KITCHEN:

6' 5" x 17' 11" (1.96m x 5.45m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring hob with extractor hood, further integrated fridge and space for a dishwasher, laminate flooring, ceiling spot lights, radiator, windows to the rear and side, door to the side entrance porch.

## SIDE ENTRANCE PORCH:

4' 3" x 11' 11" (1.30m x 3.62m)

Pitched poly-carbonate roof with a UPVC frame with double glazed windows and door to the garden, tiled flooring, further door to the utility cupboard.

## UTILITY:

4' 4" x 5' 7" (1.32m x 1.70m)

Large cupboard with room and plumbing for a washing machine and dryer as well as a fridge-freezer, further space for general storage plus a ceiling light point.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light points, doors off to two bedrooms and the bathroom.





### **BEDROOM ONE:**

11' 0" x 12' 4" (3.36m x 3.75m)

Carpeted flooring, radiator, ceiling light point and window to the front.

### **BEDROOM TWO:**

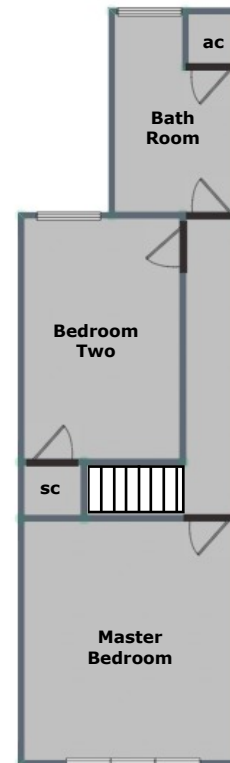
8' 0" x 12' 4" (2.45m x 3.77m)

Built in cupboard, carpeted flooring, ceiling light point, radiator and window to the rear.

### **FAMILY BATHROOM:**

6' 3" x 10' 4" (1.90m x 3.15m)

Modern fitted white suite comprising: bath with shower above and screen, wall mounted drawer wash hand basin, low level W/C, wall tiling, vinyl tiled effect flooring, heated towel rail, ceiling light, airing cupboard 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.

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