



Keable Homes Ltd

Sales & Lettings



Bank Street | Heath Hayes | Cannock | WS12 2ES

KEABLE HOMES are delighted to bring to Market, this newly refurbished and ready to move straight into, two bedroom mid-terrace house situated in the popular area of Heath Hayes. Comprising a Reception Room, Lounge, Kitchen, Bathroom, two large bedrooms and a privately enclosed courtyard style rear garden, this makes for the perfect first property, small family home or investment opportunity.... all in a convenient location neaby local amenities, good schools and commuter routes.

Early viewing is highly recommended.

Offers In Region Of £185,000

- TWO BEDROOM MID TERRACE HOUSE
- NEWLY REFURBISHED THROUGHOUT
- RECEPTION ROOM/LOUNGE/KITCHEN
- TWO DOUBLE BEDROOMS / FAMILY BATHROOM
- PRIVATELY ENCLOSED REAR GARDEN
- EARLY VIEWING HIGHLY RECOMMENDED



Property Description

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FRONT ASPECT

Approached via a small frontage with a boundary wall from the pathway and fencing separating from the neighbouring house, the property has a rendered finish and is entered via the composite front door with glazed panel, under a tiled roof storm canopy.

RECEPTION ROOM

12' 1" x 11' 9" (3.70m x 3.60m) From the Composite entrance door is access to the reception room. With a uPVC double-glazed window, situated to the front of the property, this room has panelled wall features with built-in shelving and perfectly contrasting painted walls and white glosswork. There are flush ceiling spotlights, power points and wooden flooring. In its current format, the room is dressed as a Dining Room, however, this could be utilised for a range of purposes and is a useful space within the property.

LOUNGE

11' 9" x 11' 5" (3.60m x 3.50m) From the Reception Room leading through to the Lounge area which follows through with the same decor, there is a small uPVC double-glazed window looking out to the rear of the property and a door which provides access to the stairs. It benefits from flush ceiling spot lights, radiator, power points and wooden flooring with more than adequate space for a large suite, media station and additional furniture.

KITCHEN

18' 0" x 7' 5" (5.50m x 2.28m) Through from the Lounge in an open-plan format, the Kitchen has a uPVC half-glazed door leading out to the side/rear of the property and a uPVC double-glazed window with views to the side. A brand new fully fitted kitchen, it comprises a range of modern wall, base and draw units with wooden worksurface over, incorporating the composite sink/drainers & mixer tap with halogen hob and extractor over. There is an integrated cooker, space and plumbing for a washing machine and additional appliances. Walls are half-tiled, surrounding permeable areas and there are flush ceiling spot lights, a radiator and wooden flooring.

BATHROOM

6' 6" x 7' 2" (2.0m x 2.20m) The kitchen leads through to the Bathroom which again, has been fully refurbished. Upon entry, there is a separate fully-tiled shower enclosure which has a chrome mains fed twin shower attachment with rainfall head and separate hose attachment. Into the main Bathroom this comprises; a low-level WC, sink within vanity unit and panelled bath with shower attachment from taps. With a uPVC obscure-glazed window situated to the rear of the property, half tiled walls, flush ceiling spotlights, towel radiator and tiled flooring this is a beautifully decorated and modern finished space with a well-thought-out layout.

MASTER BEDROOM

12' 1" x 11' 9" (3.70m x 3.60m) With a uPVC double-glazed window situated to the front of the property, the Master Bedroom comprises neutrally painted walls, flush ceiling spot lights, power points and carpeted flooring. There is adequate space for a large bed and additional furniture in this generously proportioned room.





BEDROOM TWO

11' 9" x 11' 5" (3.60m x 3.50m) With a uPVC double-glazed window situated to the rear of the property, the second bedroom is another double sized room comprising plain painted walls, flush ceiling spot lights, power points and carpeted flooring. There is more than enough space for a large bed and additional furniture.

REAR GARDEN

Accessed through the uPVC double-glazed door from the Kitchen, is the rear Courtyard style garden comprising a paved area leading up to a slightly raised gravelled area. The garden is fully enclosed by fencing to both sides with a wall to the rear. This is the perfect canvas to recreate the garden of your choice and is a lovely private space.

ADDITIONAL INFORMATION

Tenure: FREEHOLD / Occupation: OCCUPIED/ Council Tax Band: A / EPC Rating: D

Electric: Mains connected / Water: Mains connected /

Sewerage: Mains connected

Heating: Mains connected Gas Central Heating system

COAL MINING

Areas surrounding Cannock are known Mining Areas. It is advised that the necessary checks are made prior to purchasing any property.

CONNECTIVITY:

Broadband Availability: Standard & superfast fibre options are available with multiple providers.

Mobile Availability: You are likely to have good voice and data coverage with all networks.

We recommended confirming this by visiting;

<https://checker.ofcom.org.uk>

PARKING

The property does not have a driveway. There is on road parking outside the property.

PROPERTY TYPE & CONSTRUCTION

The property is a mid-terraced house of standard Brick and Tile construction. The property has a total of 6 rooms

The Agent has not been made aware of any restrictive covenants, boundary issues, flood risks, building safety issues or any other negative factors.

Measurements provided are intended to be used as an estimate and Purchasers are encouraged to check the accuracy of the information provided.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Suite 1, 214 Watling Street

Bridgtown

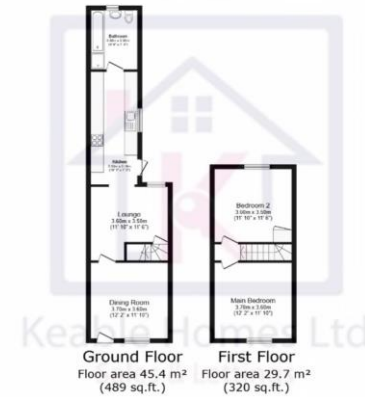
Cannock

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TOTAL: 75.1 m² (809 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyPal.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		