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# Newhall Crescent, Heath Hayes, Cannock

£270,000



## Features

- NO UPWARD CHAIN
- MODERN THREE BEDROOM PROPERTY IDEAL FOR FIRST TIME BUYERS
- SOUGHT AFTER DEVELOPMENT
- CLOSE TO LOCAL AMENITIES

## Contact Us

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## Full Description

### Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, coving and door to Bedroom Four and Lounge.

### Fitted Kitchen 3.02m x 2.11m (9'11" x 6'11")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor over, appliance spaces for dishwasher, washing machine and fridge/freezer. Ceiling light point, laminate flooring, wall mounted boiler and upvc double glazed window to front aspect.

### Lounge/ Dining Room 5.59m x 4.22m (18'4" x 13'10")

Having a feature fire surround with gas fire on tiled hearth. Two ceiling light points, two radiators, laminate flooring, coving and upvc double glazed window to rear aspect. French upvc doors opening to good sized Rear Garden. Stairs leading to First Floor Landing.

### Bedroom Four/ Reception Room 4.57m x 2.21m (15'0" x 7'3")

Previously the Garage and having light point, power and upvc double glazed door to side elevation.

### First Floor Landing

Approached from stairs in the Lounge and having ceiling light point, loft access with ladder, coving and airing cupboard with hot water cylinder tank. Upvc double glazed window to side aspect.

### Master Bedroom 3.61m x 3.28m (11'10" x 10'9")

Having a built in wardrobe. Ceiling light point, radiator and upvc double glazed window to front aspect. Door to En Suite.

### En Suite Wet Room

Comprising walk in shower area, w.c and hand wash basin. Ceiling light point, radiator, extractor fan, part tiling to walls and upvc double glazed window to front aspect.

### Bedroom Two 3.00m x 2.87m (9'10" x 9'5")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Three 2.67m x 2.08m (8'9" x 6'10")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bathroom

Comprising panelled bath with shower over and screen, vanity hand wash basin and closet w.c. Ceiling light point, shaver socket, radiator, laminate flooring, extractor fan and upvc double glazed window to side aspect.

### Outside

The front of the property having driveway providing parking for several vehicles. A lawned fore garden with borders. A side gate allows access to the good sized enclosed rear garden with paved patio, gravelled/ slate borders for low maintenance and shed. Outside tap to the front of the property.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

#### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

#### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of

Solicitors.

# Property Photos







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(32 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location

