

£514,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: E

Heath Hayes Cannock

Hednesford Road Heath Hayes
Cannock Staffordshire



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ELEGANCE ON A GRAND SCALE! A truly magnificent four bedroom residence originally built in 1920's. This property stands proud on a lovely private plot in the popular residential area of Heath Hayes. Boasting electric gates which open onto the large driveway providing a sense of grandeur as soon as you pull up outside, together with an imposing exterior which will instantly have you falling in love.

Comprising an incredibly renovated interior suited to modern day living, whilst maintaining the original 1920s period features. This property is a real credit to its current owners. Internally the property comprises of an entrance hallway, living room, dining room, kitchen, breakfast room/playroom, utility room, guest wc and office. Heading upstairs is where you will find the family bathroom and the four well proportioned bedrooms with bedroom two having its own en-suite shower room and the principal bedroom not only having an en-suite but also his and hers walk-in wardrobes. Externally the property occupies a corner plot with a huge amount of parking, lawned front gardens and a rear garden which is perfect to entertain in as there is an artificial lawned garden with raised decked seating area and a large, paved patio, whilst there is also a garage which is currently used as a games room. This really is an excellent home and must be seen internally to fully appreciate all that it is on offer.

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Solid Oak Entrance Porch

Featuring a lantern style light, and a double glazed door & window leading through into the Entrance Hallway.

Entrance Hallway

A welcoming entrance hallway, having engineered oak flooring, a stained glass leaded window to the front elevation, stairs off, rising to the First Floor Landing & accommodation, a radiator, ceiling coving & rose, dado & picture rail, and matching internal doors off, providing access to:

Living Room 13' 1" x 18' 6" (4.0m x 5.64m) (Measured INTO bay window recess)

A large, bright & spacious dual aspect reception room, featuring a period style cast-iron living flame fire set within a wooden surround & tiled hearth. There is also a picture & dado rail, ceiling rose & coving, a double glazed window to the rear elevation, and a further bay window to the side elevation.



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Dining Room 14' 7" x 14' 8" (4.45m x 4.47m) (Measured INTO bay window recess)

A second spacious & bright dual aspect reception room, featuring a living flame fire set within a decorative surround on a marble hearth. There is also engineered oak flooring, a dado & picture rail, ceiling rose & coving, and two double glazed bay windows.

Breakfast Room/Play Room 9' 7" x 9' 3" (2.92m x 2.81m)

Having a useful storage cupboard, ceramic tiled flooring, and a radiator.

Kitchen 13' 0" x 9' 4" (3.96m x 2.84m)

Fitted with a matching range of wall, base & drawer units with discreet undercounter lighting and fitted work surfaces over incorporating an inset sink with drainer & mixer tap, and integrated appliances that include; dishwasher & fridge/freezer, and having space to accommodate a freestanding Range style cooker. In addition, there is ceramic tiled flooring, a radiator, a double glazed window to the side elevation, and a skylight window.

Utility 12' 8" x 4' 2" (3.86m x 1.27m)

Fitted with wood work surfaces with spaces beneath for appliances, and having porcelain tiled flooring, a radiator, and a double glazed door to the rear elevation.

Guest WC 4' 2" x 4' 2" (1.26m x 1.26m)

Fitted with a white suite comprising of a low-level WC, and a wash hand basin with mixer tap. In addition, there is porcelain tiled flooring, a radiator, and a double glazed window to the side elevation.

Home Office 10' 9" x 7' 2" (3.28m x 2.19m)

Having porcelain tiled flooring, radiator, a double glazed window to the side elevation, and double glazed double opening doors providing views and leading out to the garden.

First Floor Landing

Having a dado & picture rail, ceiling rose & coving, and matching internal doors off providing access to;

Bedroom One 17' 4" x 11' 9" (5.28m x 3.58m) (maximum measurements)

A large double bedroom which has a picture rail, radiator, a double glazed window to the front elevation, and further internal doors leading through into "His & Hers" Walk-in Wardrobe & En-suite.

Walk-in Wardrobe 1 (Bedroom One) 11' 1" x 5' 10" (3.38m x 1.78m)

Fitted with shelving, hanging rails, a shoe rack & drawers. In addition, there is recessed ceiling downlighting, wood effect flooring, a radiator, and a double glazed window to the rear elevation.





Walk-in Wardrobe 2 (Bedroom One) 6' 4" x 6' 5" (1.92m x 1.96m)

Fitted with a shelf, hanging rails, and a shoe rack. In addition, there is recessed ceiling downlighting, wood effect flooring, and a picture rail.

En-suite (Bedroom One) 7' 10" x 5' 6" (2.38m x 1.67m)

Fitted with a contemporary styled suite which consists of a high-flush WC, a vanity style wash basin with mixer tap, and a tiled shower cubicle housing a mains-fed mixer shower & rain style shower head. In addition, there is recessed ceiling downlighting, a chrome towel radiator, patterned ceramic tiled flooring, and a double glazed window to the rear elevation.

Bedroom Two 13' 3" x 16' 1" (4.03m x 4.91m) (maximum measurements)

A second large double bedroom, featuring an ornamental cast-iron fireplace, a picture rail, radiator, a double glazed window to the side elevation, and further internal door leading through into the En-suite shower room.



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En-suite (Bedroom Two) 5' 7" x 5' 8" (1.70m x 1.72m)

Fitted with a white suite which consists of a low-level WC, a pedestal wash basin with mixer tap, and a tiled shower cubicle housing a mains-fed mixer shower. In addition, there is also ceramic tiled flooring, a chrome towel rail, and a double glazed window to the rear elevation.

Bedroom Three 12' 6" x 11' 4" (3.82m x 3.46m)

A third spacious double bedroom, being dual aspect having double glazed windows to two elevations, an ornamental cast-iron fireplace, picture rail, and a radiator.

Bedroom Four 7' 10" x 9' 8" (2.39m x 2.95m)

Having a picture rail, radiator, and a double glazed window to the front elevation.

Bathroom 7' 11" x 9' 5" (2.41m x 2.88m)

Fitted with a vintage styled contemporary suite which consists of a high - flush WC, a wash basin with mixer tap, a tiled shower cubicle housing a mains-fed mixer shower, and a feature freestanding roll-top slipper style bath with telephone style mixer taps & hand held shower attachment. In addition, there is useful fitted cupboards, a vanity unit with useful built-in downlights, patterned ceramic tiled flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property is accessed via double opening electrically operated gates onto a large driveway which provides ample off-road parking, and features a lawned front garden area.

Outside Rear

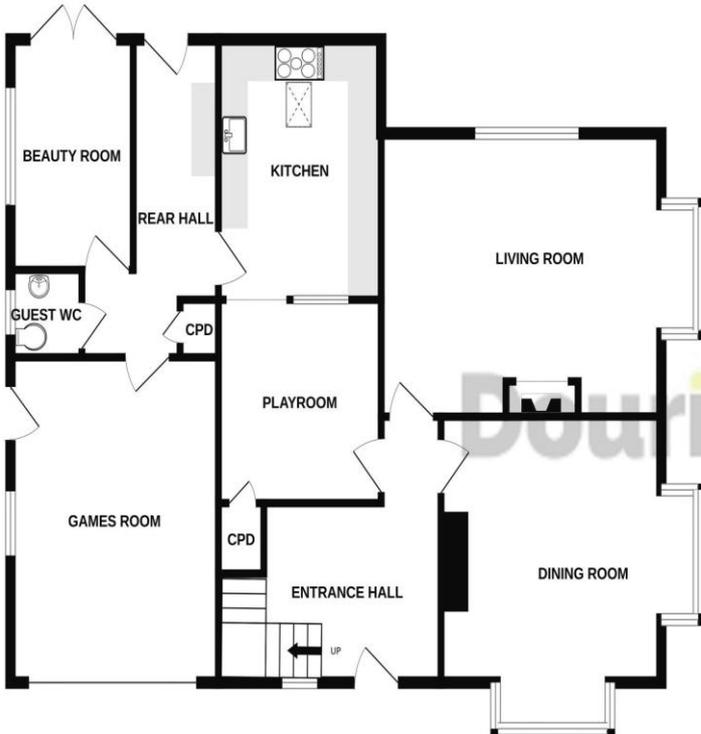
The enclosed rear garden is designed with low-maintenance in mind featuring an artificial lawned garden area with a raised decked seating area with discreet low-level outdoor LED lighting, and also featuring a large paved seating/outdoor entertaining area.

Garage/Games Room 15' 1" x 11' 11" (4.61m x 3.63m)

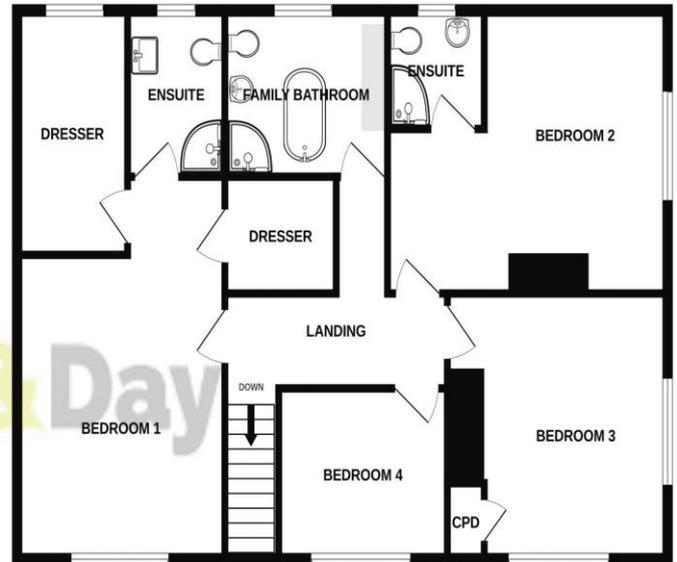
Having an electrically operated roller shutter door to the front elevation, a double glazed window & double glazed door to the side elevation giving access to/from the garden, a further internal pedestrian access door leading to/from the main house. The room also houses a wall mounted gas central heating boiler.



GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



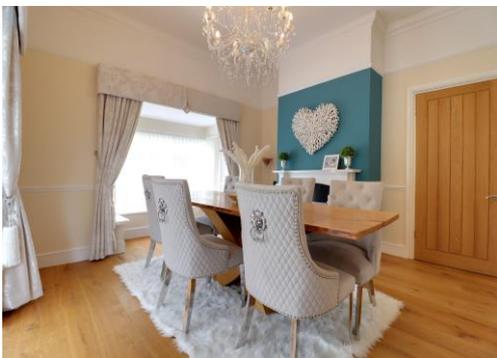
TOTAL FLOOR AREA : 2037 sq.ft. (189.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		78
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC
 www.epc4u.com



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