



Gilwell Road
Cannock Wood

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three/quarter bedroom detached bungalow, finished to an excellent modern standard and situated in a sought after village location.

The property offers flexible living and sleeping accommodation with a separate ground floor side annexe, comprising: bedroom, kitchen and shower room..

Other features include: spacious open plan lounge-diner, stunning new Wren fitted kitchen, three well proportioned bedrooms, spacious reception conservatory to the rear, well appointed family bathroom, inviting entrance hall, porch and an integral garage.

Externally the property offers a two/three car driveway to the front with security posts. The generous mature private rear garden is not overlooked, it benefits from gated side access and features a paved patio area; lawn plus mature trees, shrubs and flowerbeds.

Other benefits include new boiler (2021), new radiators, new flooring, new roof and re-decorated throughout.

It is situated in the sought after rural village of Cannock Wood, on the edge of Cannock Chase, just a short walk to Castle Ring an area of outstanding natural beauty and in the catchments area of the award winning Gentleshaw primary school.

RECEPTION HALL:

Accessed via the porch and featuring: laminate flooring, radiator, doors to lounge-diner and kitchen.

LOUNGE-DINER:

14' 1" x 25' 5" (4.29m x 7.75m)

Feature fireplace, laminate flooring, TV & phone sockets, coving, ceiling light points, two radiators, dining area, window to front and door to inner hall with further doors to bedrooms and shower room.

KITCHEN:

17' 10" x 7' 11" (5.44m x 2.41m)

Range of modern matching high gloss finish wall and base units incorporating, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and microwave, four ring induction hob with extractor hood, integrated fridge-freezer and dishwasher, door to side annexe and window to front.

MASTER BEDROOM:

19' 11" x 10' 6" (6.07m x 3.20m)

Laminate flooring, radiator, coving, recessed spot lights and French doors to the conservatory.

CONSERVATORY:

25' 1" x 12' 7" (7.65m x 3.84m)

Poly-carbonate sloping roof, upvc frame set on a brick base, radiator, ceiling light/fan points, tiled flooring and French doors to the rear garden.

BEDROOM TWO:

10' 11" x 8' 10" (3.33m x 2.69m)

Laminate flooring, radiator, ceiling light point and window to rear.

BEDROOM THREE:

7' 6" x 5' 11" (2.29m x 1.80m)

Carpeted flooring, radiator and ceiling light point.

BATHROOM:

White suite comprising: shower cubicle, freestanding roll top bath, cabinet wash hand basin, low level w/c, ceiling light point, heated towel rail, laminate flooring and opaque window to side.

ANNEXE BEDROOM:

16' 9" x 7' 10" (5.11m x 2.39m)

Laminate flooring, radiator, recessed spot lighting, skyl light, doors to garage and annexe kitchen.

ANNEXE KITCHEN:

8' 5" x 10' 4" max (2.57m x 3.15m max)

Range of matching wall and base units incorporating, cupboards, drawers and work surfaces, inset bowl sink





with mono tap, door and window to garden, space for washer and dryer.

ANNEXE SHOWER ROOM:

White suite comprising: shower cubicle, wash hand basin with w/c, ceiling light point, radiator, laminate flooring and heated towel rail.

GARAGE:

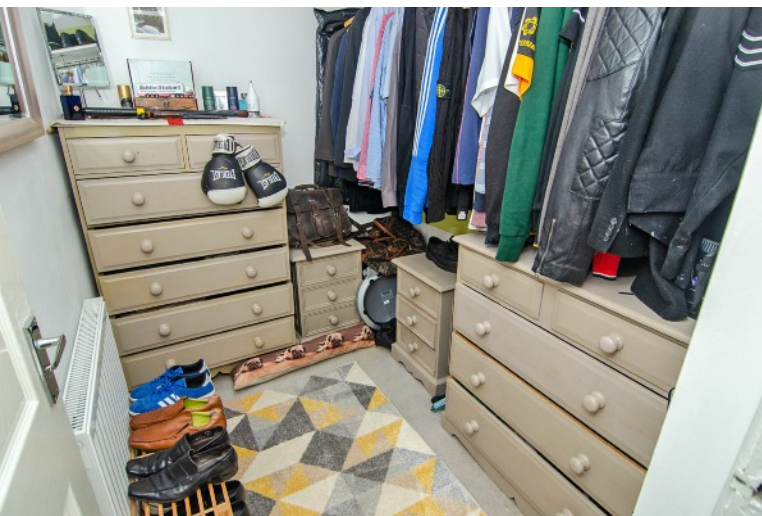
14' 11" x 8' (4.55m x 2.44m)
Electric roller shutter door, light and electric points.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



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