



Rummer Hill Road  
Cannock

# Rummer Hill Road Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this traditional and spacious three bedroom detached family home which occupies a large plot with ample parking for several vehicles and large private rear garden.

The property is being offered with no onward chain.

There is huge potential to extend to the side of the property subject to planning permission.

The property briefly comprises: porch and entrance hallway, lounge with opening to the rear dining room, kitchen, rear WC and large conservatory, landing, family bathroom and three bedrooms.

To the front of the property is a block paved driveway with gated access to the further side driveway area. The large private rear garden is enclosed by fenced border with gated side access and features patio and lawn areas, great for families to play and for entertaining guests.

Other benefits include: UPVC double glazing and gas central heating throughout.

The property is well placed to provide easy access to Cannock town centre which offers 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.

## **PORCH:**

UPVC French doors opening to the porch and further door to the hallway.

## **RECEPTION HALL:**

Carpeted flooring, ceiling light point, radiator, stairs to first floor, doors to the kitchen and dining area.

## **LOUNGE:**

12' 0" x 12' 0" (3.65m x 3.65m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, TV aerial & phone sockets, ceiling light point, radiator, bay window to front.

## **DINING AREA:**

11' 0" x 12' 0" (3.36m x 3.65m)

Carpeted flooring, ceiling light points, radiator, windows to rear.

## **KITCHEN:**

7' 11" x 8' 6" (2.41m x 2.58m)

Range of matching wall and base units incorporating cabinets and work surfaces, inset bowl sink and drainer with mono tap, space for cooker, integrated fridge, space for washing machine, laminate flooring, wall tiling, light point, window to side, door to the rear leading to the WC and conservatory.

## **CONSERVATORY:**

12' 6" x 9' 10" (3.80m x 3.00m)

Pitched poly-carbonate roof with UPVC frame set on a brick base with tiled flooring, ceiling light and fan, door to the garden.

## **DOWNSTAIRS WC:**

Suite comprising: low level WC, tiled flooring, light point and window to the rear.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, window to the side, doors off to three bedrooms and the family bathroom.

## **BEDROOM ONE:**

12' 0" x 12' 0" (3.65m x 3.65m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to the front.





**BEDROOM TWO:**

11' 0" x 12' 0" (3.35m x 3.65m)  
 Carpeted flooring, ceiling light point, radiator, window to rear.

**BEDROOM THREE:**

7' 1" x 7' 7" (2.15m x 2.30m)  
 Carpeted flooring, ceiling light point, radiator, window to the front and access to the loft space.

**FAMILY BATHROOM:**

White suite comprising: bath, separate shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, radiator, ceiling light, window to the rear and airing cupboard.

**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. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, 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 and have this certified during the conveyancing by their solicitor. 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.



