



Adelaide Drive
Wimblebury

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented and spacious four bedroom detached family home situated on a popular residential estate in Wimblebury bordering Heath Hayes.

The property briefly comprises: entrance hallway, spacious open plan lounge with rear dining area, large rear conservatory, modern fitted kitchen, ground floor WC, integral garage with utility area, open landing area, modern family bathroom, four double bedrooms and en-suite to the master bedroom.

With an extremely private outlook the property is positioned down a private driveway and features: a block paved driveway with parking for at least four cars plus a west facing rear garden which collects the sun all day and afternoon.

The property benefits from UPVC double glazing and gas central heating provided by a modern boiler fitted less than 2 years ago.

The property is located in Wimblebury, bordering Heath Hayes, just a few minutes from Cannock Chase, an area of outstanding natural beauty and conveniently located for commuter access to Cannock town centre. It benefits from easy access to major commuter routes including the A38, A5 & M6 Toll road with local and national train routes also available. There is also excellent local schooling (both primary and secondary) within walking distance of the property.

RECEPTION HALL:

Entrance door, laminate tiled flooring, radiator, ceiling light points, carpeted stairs to the first floor, doors to the lounge and dining area as well as the guest WC and kitchen.

LOUNGE & DINING AREA:

12' 2" x 27' 2" (3.70m x 8.29m)

Carpeted flooring, ceiling light points, radiators, bay window to the front, rear dining area with patio doors to the conservatory.

BREAKFAST KITCHEN:

14' 3" x 8' 10" (4.35m x 2.70m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a range cooker, fridge-freezer and dishwasher, further room for a breakfast table and stools, laminate tiled flooring, light points, radiator, windows to the side and rear, door to the garden.

CONSERVATORY:

9' 0" x 13' 11" (2.75m x 4.25m)

Pitched poly-carbonate roof with a UPVC frame set on brick base with ceiling light and fan, laminate flooring, French doors to the patio area.

DOWNSTAIRS WC:

Modern suite comprising: low level WC, wash hand basin, radiator, light point and extractor.

INTEGRAL GARAGE:

7' 10" x 16' 5" (2.40m x 5.00m)

Electric roller shutter front door, light and electric points, rear utility area with space and plumbing for a washing machine and dryer, door directly into the hallway.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom, airing cupboard and loft access hatch.

BEDROOM ONE:

10' 10" x 11' 8" (3.30m x 3.55m)

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

EN-SUITE:

Modern fitted suite comprising: shower cubicle, low level WC, cabinet wash hand basin, wall tiling, Karndean flooring, heated towel rail, light point and window to the side.





BEDROOM TWO:

10' 6" x 9' 2" (3.20m x 2.80m)
 Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

7' 9" x 12' 6" max (2.35m x 3.80m)
 Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM FOUR:

8' 7" x 8' 10" (2.61m x 2.70m)
 Carpeted flooring, ceiling light point, radiator and window to rear.

FAMILY BATHROOM:

White suite comprising: p shaped bath with shower over and screen, pedestal wash hand basin, low level W/C,



wall tiling, tiled flooring, radiator, light point and window to the rear.

VIEWING:

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

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