



Claygate Road  
Wimblebury

# Claygate Road Wimblebury



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom link detached family home situated in a popular and well established residential area of Wimblebury, bordering Heath Hayes.

Sought after for the excellent local schools Wimblebury is situated just a few minutes from Cannock Chase, an area of outstanding natural beauty and conveniently located for commuter access to Cannock & Hednesford town centres. It benefits from easy access to major commuter routes including the A38, A5 & M6 Toll road with local and national train routes also available.

The property briefly comprises: entrance porch, hallway, front lounge, open plan kitchen-diner, conservatory to the rear, tandem garage with rear utility area, landing, family bathroom and three bedrooms.

Externally there is parking for at least two vehicles on the private driveway and the two tier rear garden features patio and lawn areas, ideal for entertaining guest and for families to play. The upper floor offers views over Cannock to the rear.

## **PORCH:**

UPVC porch with entrance door and windows to the front, laminate flooring, further door into the hallway.

## **HALLWAY:**

Entrance door, carpeted flooring, ceiling light point radiator, useful storage cupboard, stairs to first floor and door to the lounge.

## **LOUNGE:**

12' 8" x 13' 3" (3.85m x 4.05m)  
Feature fireplace with fitted coal effect gas fire, carpeted flooring, TV aerial & phone sockets, ceiling light point, radiator, window to the front and door to the kitchen-diner.

## **KITCHEN-DINER:**

15' 7" x 11' 2" (4.75m x 3.40m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring electric hob with extractor hood, space for a large fridge-freezer, ample room for a dining table and chairs, tiled flooring, radiator, under stairs cupboard, door to the garage, window to the rear and patio doors to the conservatory.

## **CONSERVATORY:**

8' 6" x 9' 4" (2.58m x 2.85m)  
Pitched glass roof with UPVC frame set on a brick base, patio doors to the garden and vinyl flooring.

## **TANDEM GARAGE/UTILITY:**

7' 9" x 23' 7" (2.35m x 7.20m)  
Up and over metal front door, light and electric points, window and door to the rear, rear utility area with fitted cabinets, work tops plus space and plumbing for a washing machine and dryer.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, window to the side, airing cupboard, loft access hatch, doors off to three bedrooms and family bathroom.





**BEDROOM ONE:**

9' 6" x 12' 5" (2.90m x 3.78m)  
 Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to the front.

**BEDROOM TWO:**

8' 11" x 10' 3" (2.71m x 3.13m)  
 Built in cupboard, carpeted flooring, ceiling light point, radiator and window to the rear.

**BEDROOM THREE:**

5' 11" x 9' 8" (1.81m x 2.95m)  
 Carpeted flooring, ceiling light point, radiator, window to the front.



**FAMILY BATHROOM:**

White suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, laminate flooring, ceiling light, radiator and window to 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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