



**Cannock Road  
Burntwood**



# Cannock Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this spacious, three bedroom semi detached house set on a generous sized plot with a large private rear garden and potential to extend STPP.

On the ground floor the property features a spacious lounge and separate dining room, modern fitted kitchen and large utility, delightful conservatory, convenient guest w/c, entrance hall and porch. Upstairs are three bedrooms, landing and family bathroom.

The aforementioned large private rear garden features a paved patio area, rear paved terrace area, a wide variety of mature plants, trees and shrubs, paved and gravel areas and superb summerhouse with lighting and power. To the front is a block paved two car driveway.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

## RECEPTION HALL:

Accessed via the porch and featuring: laminate flooring, ceiling light point, radiator with decorative cover, carpeted stairs to first floor accommodation and doors to dining room and lounge.

## LOUNGE:

3.86m x 4.55m

Laminate flooring, coving, TV & phone sockets, ceiling light points, window to front, radiator, window to front and door to dining room.

## DINING ROOM:

2.56m x 2.58m

Laminate flooring, ceiling light point, coving, radiator, open plan to conservatory and door to kitchen.

## CONSERVATORY:

2.26m x 3.77m

Poly-carbonate sloping roof with upvc frame, ceiling light point and French doors to the rear garden.

## KITCHEN:

2.48m x 5.40m

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and microwave, 4 ring hob, wall tiling, tiled flooring, recessed spot lighting, cupboard with space for fridge-freezer, window to rear and door to utility.

## UTILITY:

2.27m x 6.46m

Range of matching wall and base units incorporating cupboards and work surfaces, space and plumbing for appliances, tiled flooring, recessed spot lighting, door to w/c, French doors to front and door to garden.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, access to doors off to three bedrooms, family bathroom and useful storage cupboard.

## BEDROOM ONE:

2.75m x 3.25m

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

## BEDROOM TWO:

2.67m x 3.23m

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





### **BEDROOM THREE:**

2.24m x 2.83m

Laminate flooring, window to front, ceiling light points and radiator.

### **FAMILY BATHROOM:**

White suite comprising: bath with shower attachment and screen, pedestal wash hand basin, shower, W/C, wall tiling, ceiling light point and window to rear.

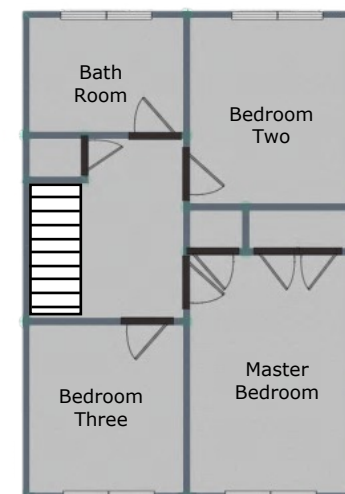
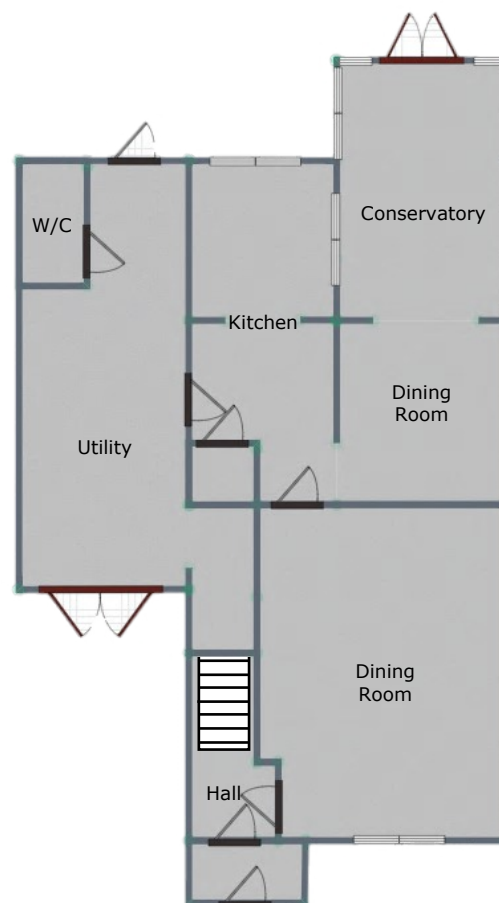
### **VIEWING:**

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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