



Edward Street  
Cannock



# Edward Street Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached property, a hidden gem, situated off the main road down a shared private driveway.

The property boasts a quiet outlook and large private rear garden, ideal for families and pets to play as well as entertaining guests on the patio and decking areas. Further more there is a driveway and garage.

Internally, the property briefly comprises: entrance hallway, breakfast kitchen, spacious lounge-diner, conservatory, guest WC, landing, family bathroom, three bedrooms and en-suite to the master.

Other benefits include: UPVC double glazing and gas central heating provided by a modern gas boiler updated around 5 years ago.

The property is well placed to provide easy access to Cannock & Hednesford town centres, both offering 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.

## RECEPTION HALL:

Composite entrance door, Minton style tiled flooring, ceiling light point, radiator, useful storage cupboard, doors to the kitchen, guest WC and lounge.

## LOUNGE-DINER:

18' 6" x 14' 3" (5.65m x 4.35m)  
Feature fireplace with fitted living flame effect electric fire, laminate flooring, TV aerial socket,

ceiling light point, radiators, stairs to the first floor, French doors to the conservatory and garden.

## BREAKFAST KITCHEN:

11' 0" x 11' 8" (3.35m x 3.55m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, two integrated ovens, grill and 4 ring gas hob with extractor hood, further integrated dishwasher, space for a washing machine and dryer, plus further space for an American fridge-freezer, tiled flooring, ceiling light point, window to the front.

## CONSERVATORY:

8' 10" x 8' 8" (2.68m x 2.65m)  
Poly-carbonate pitched roof with a UPVC frame on a brick base, windows and French doors to the rear garden, laminate flooring, ceiling light and fan.

## GUEST WC:

Suite comprising: low level WC, wash hand basin, tiled flooring, radiator, light point and window to the front.

## FIRST FLOOR LANDING:

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

## BEDROOM ONE:

18' 6" x 8' 8" (5.65m x 2.65m)  
Carpeted flooring, radiator, ceiling light point and windows to the rear, plus door to the en-suite.

## EN-SUITE:

White suite comprising: shower cubicle, low level WC, wash hand basin, radiator, light point, tiled flooring, extractor fan and window to the side.





### **BEDROOM TWO:**

10' 0" x 11' 1" (3.05m x 3.38m)

Carpeted flooring, ceiling light point, radiator and window to front.

### **BEDROOM THREE:**

8' 2" x 6' 7" (2.50m x 2.00m)

Carpeted flooring, ceiling light point, radiator and window to front.

### **FAMILY BATHROOM:**

White suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light point, heated towel rail and extractor.



### **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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