

**Park Road
Norton Canes**

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious and well presented, two bedroom semi detached house, situated towards the end of a quiet cul-de-sac.

On the ground floor the property features a spacious open plan kitchen-diner and front lounge along with a utility room, a convenient guest WC, and an entrance hall. Upstairs, you'll find a spacious master bedroom, an additional double bedroom, and a modern, well-equipped family bathroom.

Outside, the property features a sizable and well-kept private rear garden that extends alongside the house, complete with two patio areas, a lawn, various trees, and a large shed. The front of the property offers a block-paved driveway with space for two to three cars.

The property is situated in the popular village of Norton Canes, just a short journey away from Burntwood & Cannock Town centres, whilst conveniently located near to Chasewater & Cannock chase. It benefits from easy access to major commuter routes including the A38, A5 and M6 Toll road.

RECEPTION HALL:

Accessed via the porch and featuring: front entrance door, laminate flooring, ceiling light point, carpeted stairs to first floor accommodation and door to lounge.

LOUNGE:

4.27m x 3.73m (14'0" x 12'3")

Feature fireplace with fitted coal effect gas fire set upon a raised hearth with Adams surround,

laminate flooring, coving, TV & phone sockets, ceiling light points, radiator, bay window to front and door to kitchen.

KITCHEN-DINER:

5.54m x 5.16m x 3.25m (18'2" x 16'11" x 10'8") 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 with extractor hood, integrated dishwasher, wall tiling, tiled flooring, dining area with space for table and chairs, radiator, patio doors to rear garden and door to utility with further door to w/c..

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, access to loft, doors off to two bedrooms and family bathroom.

BEDROOM ONE:

4.52m x 2.84m (14'10" x 9'4") -

Built in wardrobe, carpeted flooring, radiator, recessed spot lights and window to front.

BEDROOM TWO:

3.58m x 2.54m (11'9" x 8'4")

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

FAMILY BATHROOM:

White suite comprising: bath, shower cubicle, cabinet wash hand basin, W/C, wall tiling, ceiling light point and window to rear.





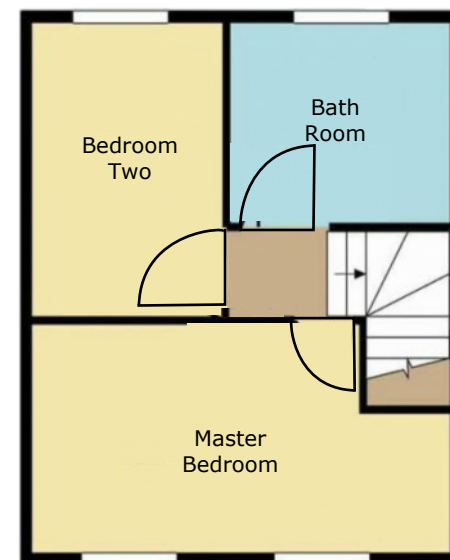
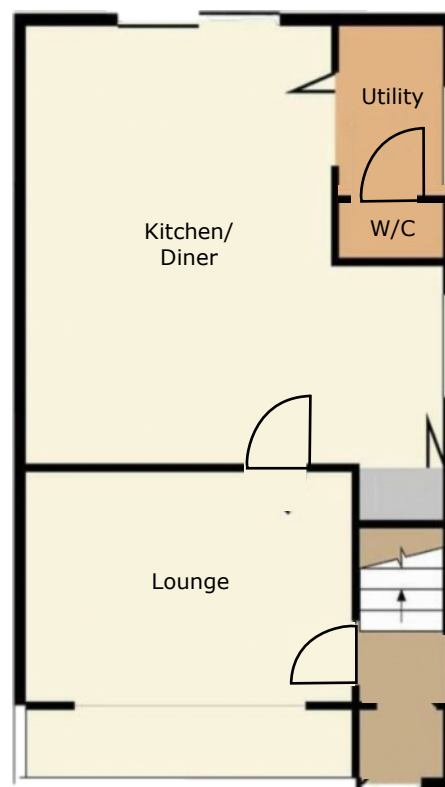
VIEWING:

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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