

Cannock Road Chase Terrace

Lovett&Co. Estate Agents are delighted to offer for sale this immaculately presented threebedroom semi-detached home, available with no onward chain.

Occupying a surprisingly generous plot, the property features a secure gated parking area, detached garage, and a spacious rear garden ideal for families and perfect for outdoor entertaining.

The current vendor has indicated that most of the furniture and white goods may be included in the sale, subject to a satisfactory offer. This makes the property an excellent opportunity for first-time buyers and investors alike.

The internal layout briefly comprises: entrance hallway, bright front lounge with feature exposed staircase, opening into a rear dining room, a well-appointed kitchen, and a modern groundfloor shower room. Upstairs, the property offers a landing leading to three generously sized double bedrooms.

Additional features include UPVC double glazing and gas central heating throughout.

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.



PORCH:

Step into a small but practical front porch—ideal for storing coats and shoes and keeping the elements at bay before entering the home.

LIVING ROOM:

12' 10" x 11' 2" (3.92m x 3.41m) A spacious and inviting central living area, perfect for relaxing or hosting guests. The staircase leads directly from this room to the first floor, with access to both the dining area and kitchen beyond.

DINING ROOM:

12' 9" x 11' 3" (3.89m x 3.44m)

Conveniently located just off the living room, the dining room offers a warm and versatile space for everyday meals or dinner parties, with easy access to the kitchen.

KITCHEN:

15' 10" x 8' 0" (4.83m x 2.45m) Positioned at the rear of the property, the kitchen features a functional layout with ample work-top space. It also offers direct access to the garden and the shower room at the rear.

BATHROOM:

9' 11'' x 8' 0'' (3.01m x 2.45m)

Superbly appointed fully tied suite comprising: walk in shower cubicle, feature glass wall divider, wall mounted cabinet wash hand basin, low level WC, vertical c/h radiator, spot lighting, heater, extractor and window to the side.

LANDING:

The central hallway provides access to all three double bedrooms













BEDROOM ONE:

12' 10" x 11' 3" (3.92m x 3.42m) Double room with laminate flooring, light point, radiator and window to the front.

BEDROOM TWO:

9' 8'' x 8' 5'' (2.95m x 2.57m) Another generously sized double room, featuring, carpeted flooring, light point, radiator and window to the rear.

BEDROOM THREE:

15' 11" x 7' 11" (4.84m x 2.42m) Double bedroom with carpeted flooring, ceiling light point, radiator and window to the side/rear.

PARKING AREA:

The duel accessed electric gated driveway features parking for several vehicles, plus garage and access to the rear courtyard and kitchen, as well as the lawn garden to the rear.

GARDEN:

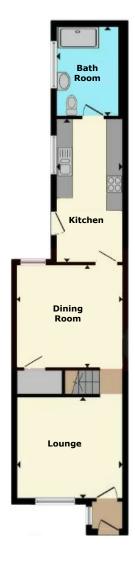
The large private rear garden is a true highlight, with its lush lawn and two decked seating area, perfect for families to play and for entertaining guests.

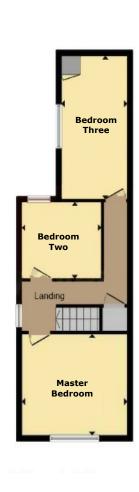
VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

