



Hednesford Road
Norton Canes

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious and well presented three bedroom detached family home situated in the popular area of Norton Canes.

The property occupies a generous plot with gated front driveway offering parking for at least four vehicles, as well as the large low maintenance rear garden with sheds and outbuilding, currently used as a workshop but ideal for conversion into a home office or garden room.

Inside, the property briefly comprises: side entrance hallway, open plan lounge-diner, stunning rear conservatory sitting room, modern fitted kitchen, as well as an office room with utility and separate WC. The open landing leads to the three good sized bedrooms and modern family bathroom.

Other benefits include: UPVC double glazing and gas central heating throughout.

SIDE ENTRANCE HALL:

UPVC entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor and doors to the kitchen and lounge-diner.

LOUNGE-DINER:

17' 0" x 12' 0" (5.19m x 3.65m)
Carpeted flooring, ceiling light point and spot light, radiator, full height window to the rear and French doors to the conservatory. Ample space for sofas and dining table and chairs.

CONSERVATORY SITTING ROOM:

16' 5" x 12' 8" (5.00m x 3.87m)
Pitched poly-carbonate roof set on a UPVC frame with brick base, double glazed windows and French doors to the garden, laminate flooring, light points and central heating radiator.

MODERN KITCHEN:

8' 6" x 13' 2" (2.60m x 4.02m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces with down-lighters, inset bowl sink and drainer with mono tap, integrated electric oven and microwave, induction hob and extractor hood, further integrated dishwasher, space for an American fridge-freezer, laminate tiled flooring, spot lights, window to the front and door to the office/utility.

OFFICE/UTILITY:

7' 11" x 13' 10" (2.42m x 4.21m)
Space for washing machine and dryer, further space for office table and chairs, laminate flooring, radiator, spot lights, window to the front, doors to the large store cupboard and WC.

GUEST WC:

Modern suite comprising: low level WC, cabinet wash hand basin, laminate flooring, light point, radiator and extractor.

FIRST FLOOR LANDING:

Laminate flooring, ceiling light point, doors off to three bedrooms, family bathroom and loft hatch.

BEDROOM ONE:

8' 8" x 12' 4" (2.65m x 3.75m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

8' 8" x 11' 2" (2.65m x 3.40m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

8' 0" x 9' 0" (2.45m x 2.75m)
Carpeted flooring, ceiling light point, radiator and window to rear.





FAMILY BATHROOM:

8' 1" x 8' 2" (2.46m x 2.50m)

White suite comprising: free standing roll top bath with side taps and shower attachment, separate shower cubicle, cabinet wash hand basin and low level W/C, wall tiling, vinyl flooring, ceiling spot light and speakers, heated towel rail and window to the front.

OUTBUILDING/WORKSHOP:

9' 10" x 11' 2" (3.00m x 3.40m)

Ideal for use as a home office or garden room, currently set up as a workshop, it features. UPVC double glazed windows and front door, light and electric points, pitched roof offering extra storage.

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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