



**Portland Place
Cannock**

Portland Place Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi detached house situated in a quiet residential area, conveniently located for access to all the local amenities, school and town centre.

The property features a spacious lounge-diner, modern fitted galley kitchen, entrance hall and integral garage on the ground floor. Upstairs are three well proportioned bedrooms, landing area and a modern fitted shower room.

Externally is a delightful landscaped private rear garden which is not overlooked and features low maintenance paved and gravel area. To the front is two car driveway.

The property is well placed to provide easy access to Cannock town centre which offers 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. The property benefits from UPVC double glazing and central heating through out.

RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point and door to lounge.

LOUNGE:

7.09m x 3.05m

Laminate flooring, coving, TV & phone sockets, ceiling and wall light points, two radiators, window to front, French door to rear garden, useful storage cupboard, carpeted stairs to first floor and door off to kitchen.

KITCHEN:

3.58m x 1.80m

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, space for oven and further appliances, tiled flooring, strip light and spot lights, door to rear garden.

INTEGRAL GARAGE:

5.08m x 2.31m

Up and over front door.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, airing cupboard, loft access, doors off to three bedrooms and shower room.

MASTER BEDROOM:

3.53m x 3.43m

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

BEDROOM TWO:

3.58m x 2.62m

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





BEDROOM THREE:

3.40m x 1.85m

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

SHOWER ROOM:

White suite comprising: walk in shower cubicle, pedestal wash hand basin, W/C, tiled walls and flooring, ceiling light point, heated towel rail and window to rear.

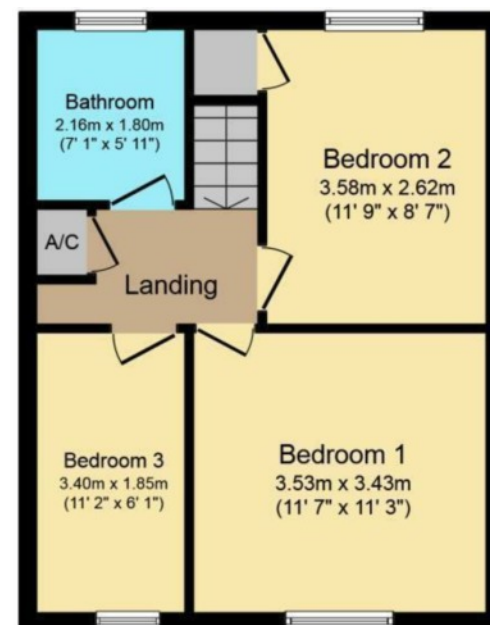
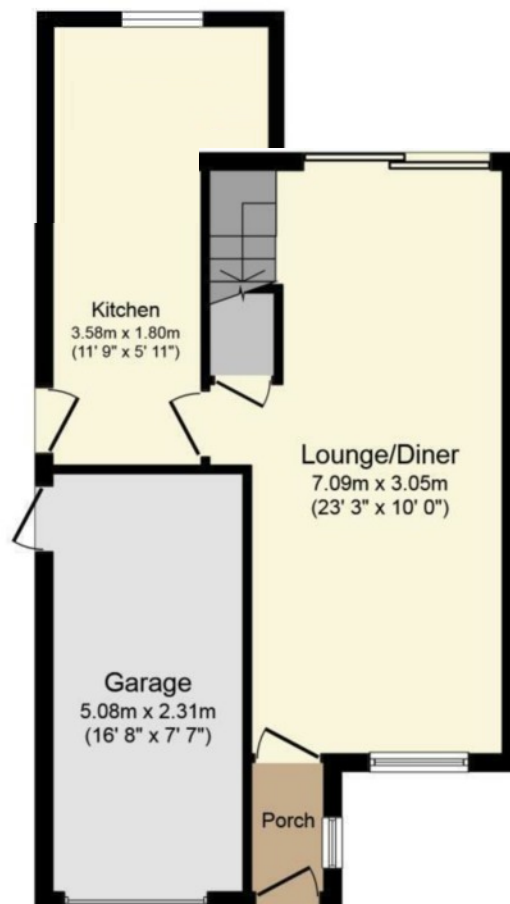


VIEWING:

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

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

