



Willow Road
Norton Canes

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious, four bedroom detached home, set on a popular modern residential development within walking distance of Chasewater Country Park.

The property occupies a generous plot with driveway offering parking for at least two vehicles leading to the garage, plus a large private garden with patio and lawn areas, perfect for entertaining guest as well as for families and pets to enjoy. To the rear of the garden is gated access and step leading to an additional lower level garden.

Internally, the property briefly comprises: entrance hallway, spacious lounge, modern open plan kitchen-diner with separate utility area, guest WC, gallery landing with doors to the family bathroom and four good sized bedrooms. The master bedroom also features an en-suite shower room.

Other benefits include: UPVC double glazing and gas central heating throughout. The property also has around 2 year of the original NHBC guarantee remaining.

It is situated on the outskirts of the village of Norton Canes, just a short journey away from Burntwood, Lichfield & 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:

Front entrance door, ceramic tiled flooring, ceiling light point, radiator, storage cupboard, stairs to first floor accommodation and doors to kitchen, guest w/c and lounge.

LOUNGE:

11' 3" x 19' 7" (3.43m x 5.96m)

Carpeted flooring, TV & phone sockets, ceiling light points, two radiators, window to front and French doors to rear garden.

HIGH SPECIFICATION KITCHEN-DINER:

11' 8" x 19' 7" (3.55m x 5.96m)

Range of modern matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, integrated fridge-freezer and dishwasher, ceramic tiled flooring, radiator, ceiling light points, dining area with space for table and chairs, plus utility area with space and plumbing for washing machine and dryer.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch, airing cupboard and doors off to four bedrooms and family bathroom.

MASTER BEDROOM:

11' 6" x 9' 11" (3.50m x 3.02m)

Carpeted flooring, radiator, ceiling light point, window to side and door to en-suite.





MODERN FITTED EN-SUITE:

White suite comprising: shower cubicle, pedestal wash hand basin, low level w/c, vinyl flooring, ceiling light point, radiator and window to front.

BEDROOM TWO:

11' 10"max x 9' 9" (3.60m max x 2.97m)
Carpeted flooring, ceiling light point, radiator and window to side.

BEDROOM THREE:

10' 0"max x 9' 7" (3.05m max x 2.92m)
Carpeted flooring, ceiling light point, radiator and window to front and side.

BEDROOM FRONT:

10' 1" x 8' 3" (3.07m x 2.51m)
Carpeted flooring, ceiling light point, radiator and window to front.

MODERN FITTED FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level w/c, part wall tiling, laminate flooring, ceiling light point and window to front.



DETACHED GARAGE:

Up and over door.

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. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but 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. 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.



