



Allport Road
Cannock

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom character property situated just a short walk from the town centre.

The charming property offers a blend of modern convenience with original features such as doors and fireplaces, and the modern kitchen and new fitted bathroom.

The property briefly comprises: entrance hallway, front lounge, spacious rear sitting/dining room, kitchen, landing, modern bathroom and three bedrooms. There is also an outside utility space.

Externally there is a private driveway with parking for at least three vehicles, plus a large rear garden with patio area and extended lawn perfect for families and pets to play.

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

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.

RECEPTION HALL:

UPVC entrance door, tiled flooring, radiator, light point, carpeted stairs to the first floor, under stairs store area, doors to the lounge, sitting/dining room and kitchen.

LOUNGE:

12' 0" x 11' 4" (3.66m x 3.45m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, radiator, ceiling and wall light points, bay window to the front.

SITTING/DINING ROOM:

12' 0" max x 13' 1" (3.66m x 4.00m)

Wooden flooring, further feature fireplace, ceiling light point, radiator and French doors to the garden.

KITCHEN:

8' 2" x 9' 9" (2.50m x 2.97m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring electric hob with extractor hood, integrated fridge and freezer, tiled flooring, light point and UPVC door to the garden.

OUTSIDE UTILITY:

3' 8" x 3' 10" (1.11m x 1.17m)

Space and plumbing for a washing machine and storage.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, doors off to three bedrooms, family bathroom.

BEDROOM ONE:

12' 0" x 11' 4" (3.66m x 3.45m)

Wooden flooring, radiator, ceiling light point and bay window to the front.





BEDROOM TWO:

12' 0" max x 13' 1" (3.66m x 4.00m)
Laminate flooring, ceiling light point, radiator, window to rear.

BEDROOM THREE:

6' 6" x 8' 4" (1.98m x 2.55m)
Carpeted flooring, ceiling light point, radiator and window to the front.

BATHROOM:

New fitted white suite comprising: bath with shower attachment, separate shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light, radiator 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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