



Earlswood Way  
Bridgtown, Cannock



# Earlswood Way Bridgtown



Lovett&Co. Estate Agents are pleased to offer for well presented three bedroom semi-detached family home situated on a sought after modern residential development in Bridgtown, Cannock.

The property briefly comprises: entrance hallway, guest WC, spacious lounge, open-plan kitchen-diner, integral garage, landing, modern family bathroom, plus well well proportioned bedrooms and en-suite shower room.

Externally there is a private driveway leading to the garage and front entrance, with small lawn garden and hedge offering privacy from the pavement, as well as a generous low maintenance private rear garden with patio area, artificial lawn and summer house, ideal for entertaining guest and for families to play.

Furthermore the playing field and park are juts over the road making this a great location for young families.

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

The property is located in the south of Cannock just a short journey away from the town centre and nearby to the suburb of Bridgtown. 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 as well as both local & national bus and train services available in Cannock.

## RECEPTION HALL:

Entrance door, matt style carpeted flooring, ceiling light point, radiator and doors to the guest WC and lounge.

## SPACIOUS LOUNGE:

4.92m x 4.48m (16'2" x 14'8")

Feature fireplace, carpeted flooring, TV aerial & phone sockets, ceiling light point, window to the front, stairs to the first floor and door to the kitchen-diner.

## OPEN PLAN KITCHEN-DINER:

2.64m x 4.48m (8'8" x 14'8")

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 gas hob with extractor hood, space for a fridge-freezer and washing machine, ample space for a dining table and chairs, light point, radiator, window and French doors to the rear garden, under stairs store cupboard.

## INTEGRAL GARAGE:

4.91m x 2.51m (16'1" x 8'3")

Up and over front door, light and electric points, door to the rear gadrden.

## FIRST FLOOR LANDING:

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

## BEDROOM ONE:

3.55m x 3.91m (11'8" x 12'10")

Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

## EN-SUITE:

1.93m x 1.29m (6'4" x 4'3")

Suite comprising: shower cubicle, low level WC, wash hand basin, vinyl flooring, extractor fan, towel rail and radiator.





### **BEDROOM TWO:**

4.91m x 2.51m (16'1" x 8'3")

Carpeted flooring, ceiling light point, radiator, windows to the front and rear.

### **BEDROOM THREE:**

3.04m x 2.32m (10'0" x 7'7")

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

### **FAMILY BATHROOM:**

2.06m x 1.68m (6'9" x 5'6")

White suite comprising: bath with shower attachment, pedestal wash hand basin, low level W/C, wall tiling, 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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