



Dorchester Road
Cannock

Dorchester Road Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom detached family home occupying a generous corner plot in sought after residential area of Cannock..

Set over two floor the property briefly comprises; reception hallway, spacious rear lounge, open plan kitchen-diner and integral garage. On the first floor: landing, three double bedrooms and a modern family bathroom.

Externally there is a private driveway and large rear garden with lawn and patio area, ideal for entertaining.

The property benefits from UPVC double glazing and gas central heating.

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, M6 and M6 toll road linking the midlands motorway network.

RECEPTION HALL:

UPVC front entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor accommodation and doors to dining room and lounge.

LOUNGE:

15' 9" x 12' 10" (4.80m x 3.92m)

Feature recessed gas fireplace, laminate flooring, coving, TV aerial & phone sockets, ceiling & wall light points, radiator, French doors and window to the rear garden.

MODERN FITTED KITCHEN:

9' 10" x 9' 8" (3.00m x 2.95m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven/grill and 4 ring gas hob, integrated fridge and freezer, space for a washing machine, wall tiling, light point, window to rear, door to the side and open plan archway to the dining room.

DINING ROOM:

9' 10" x 8' 9" (3.00m x 2.66m)

Laminate flooring, ceiling light points, radiator, window to the front and door to the hallway.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

8' 9" x 16' 2" (2.66m x 4.92m)

Built in wardrobes and overhead cabinets, carpeted flooring, radiator, ceiling light point and windows to front and rear.

BEDROOM TWO:

9' 10" x 8' 6" (3.00m x 2.60m)

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

BEDROOM THREE:

9' 10" x 7' 5" (3.00m x 2.25m)

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

FAMILY BATHROOM:

Modern fitted contemporary white suite comprising: bath with shower over, vanity unit with wash hand basin, low level WC and cabinets, wall and floor tiling, large cupboard (could be converted into a





walk in shower cubicle), window to rear, radiator and light point.

INTEGRAL GARAGE:

8' 10" x 15' 9" (2.70m x 4.80m)

Electric roller shutter front door, light and electric sockets, fuse box housing and window to side.

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.



