

The logo for Lovett & Co. estate agents is located in the top right corner. It features the company name in a white serif font on a red rectangular background. To the right of the text is a small black square icon with a white cross-like pattern inside. Below the company name, the words "estate agents" are written in a smaller, white sans-serif font.

Lovett & Co.
estate agents

The text "Winermere Place Cannock" is positioned in the bottom left corner of the image. It is written in a large, white, serif font with a thin black outline, making it stand out against the background of the driveway and garden.

Winermere Place
Cannock



Lovett & Co. Estate Agents are delighted to offer for sale this substantial and highly versatile three-bedroom detached property, occupying an enviable position at the end of a sought-after and peaceful cul-de-sac.

A particular feature of this impressive home is the generous proportions of the accommodation throughout, with spacious reception rooms and bedrooms providing excellent flexibility for families, couples or those looking for adaptable living space.

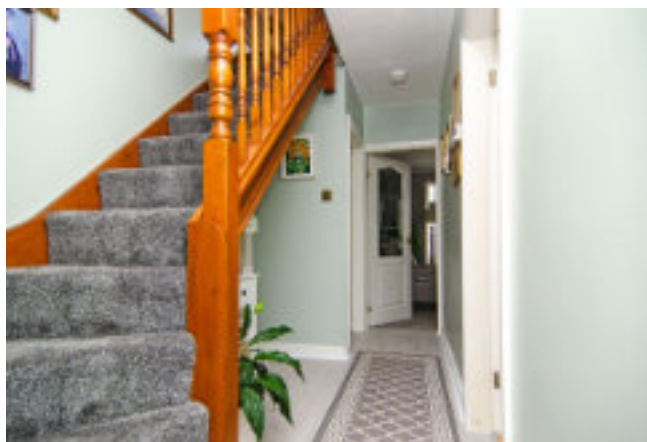
The ground-floor accommodation comprises a welcoming entrance porch and hallway, a spacious living kitchen providing an excellent heart to the home, together with a separate and generously sized living room which leads through to the conservatory overlooking the gardens. There is also a separate sitting room, providing valuable additional reception space.

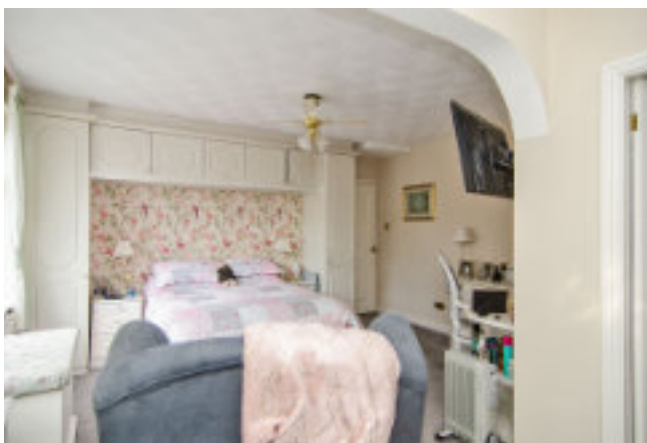
Also positioned on the ground floor are two generously proportioned bedrooms, a shower room and separate family bathroom, offering excellent potential for buyers requiring predominantly ground-floor living. To the upper floor is a particularly impressive and spacious third bedroom, together with useful storage space.

Externally, the property really comes into its own, occupying a generous plot with beautifully established gardens surrounding the property. The superb rear garden offers an excellent combination of paved seating and entertaining areas surrounded by an abundance of mature trees, shrubs and colourful planting.

There are multiple patio and seating areas, providing plenty of space for outdoor dining, entertaining and relaxation, together with attractive raised borders and a pergola creating a charming focal point. Mature screening and established greenery provide a wonderfully private and secluded feel, making the gardens a genuine standout feature of the home.

The property also benefits from a garage, while its desirable end-of-cul-de-sac position, spacious and versatile accommodation and exceptional established gardens combine to create a unique home with plenty to offer.





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:

LIVING KITCHEN:

5.38m x 4.01m (17'8" x 13'2")

LIVING ROOM:

5.38m x 4.01m (17'8" x 13'2")

CONSERVATORY:

4.57m (12' 1") x 6.20m (20' 4")

SITTING ROOM:

3.59m x 3.17m (11'9" x 10'5")

BEDROOM ONE:

3.59m x 3.17m (11'9" x 10'5")

BEDROOM THREE:

3.59m x 2.41m (11'9" x 7'11")

SHOWER ROOM:

1.68m x 1.35m (5'6" x 4'5")

BATHROOM:

2.01m x 1.98m (6'7" x 6'6")

GARAGE:

3.57m x 2.41m (11'9" x 7'11")

BEDROOM TWO:

5.59m x 5.01m (18'4" x 16'5")

VIEWING:

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

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party



service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE