

**Lovett** & Co.  
estate agents



Manor Avenue  
Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this truly stunning and immaculately presented three bedroom detached house, set on one of Cannocks most sought after cul-de-sac's.

The property has been refurbished and finished to an exceptional standard throughout, featuring a breathtaking contemporary open plan living space with a substantial rear Orangery extension comprising of a recently installed, high-spec kitchen and dining area, enhanced by stunning Velux skylight lanterns and a cozy sitting area. Additionally, the ground floor includes a spacious lounge, an inviting entrance hallway, a useful office, a practical utility room, a convenient guest w/c, and an adjoining garage.

On the upper level, you will find three generously sized bedrooms with stylish fitted wardrobes to the master, a recently installed modern, superbly equipped family bathroom, and a landing area.

The property also boasts a good sized and recently landscaped private rear garden, which is not overlooked, and includes a paved patio area, decked patio with Pergola, mature trees, plants, and shrubs, complemented by a lush lawn. At the front, there is a tarmac driveway that provides ample parking space.

Other benefits include a new boiler, re-wiring and new radiators in the extension, along with re-plastering and fresh decoration, new flooring, and new windows.

The property is well placed to provide easy access to Cannock & Hednesford town centres, both offering 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:**

Front entrance door, laminate flooring, ceiling light point, useful storage cupboard, carpeted stairs to first floor accommodation, window to side, doors to kitchen, office and lounge.

### **LOUNGE:**

3.49m x 5.56m

Feature fireplace with contemporary surround, carpeted flooring, TV & phone sockets, ceiling light point, radiator and window to front.

### **KITCHEN AND DINING:**

6.09m x 5.87m

Extensive range of modern, matching wall and base units incorporating cupboards, drawers, shelving and complementary roll top work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and induction hob with extractor fan, integrated dishwasher and two fridge-freezers, tiled flooring, two feature velux sky light lanterns, recessed spot lights and feature lighting, breakfast bar, open plan to sitting area, door to utility, window and French doors to rear garden.

### **SITTING AREA:**

3.31m x 2.50m

Tiled flooring, TV aerial point and ceiling light point.

### **UTILITY:**

Range of matching wall units and complementary roll top work surfaces, tiled flooring, recessed spot lights, space & plumbing for washing machine, radiator, window and door to garden, door to w/c and further door to garage.

### **GARAGE:**

2.84m x 3.46m

Side hinged door.

### **LANDING:**

Carpeted flooring, access to loft space, ceiling light point, doors to three bedrooms, family bathroom, access to loft and window to front.

### **MASTER BEDROOM:**

3.69m x 3.52m

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front.



**BEDROOM TWO:**

3.32m x 3.70m  
Carpeted flooring, ceiling light point, radiator and window to rear.

**BEDROOM THREE:**

2.84m x 2.85m  
Carpeted flooring, window to front, ceiling light point and radiator.

**FAMILY BATHROOM:**

White suite comprising: bath, shower cubicle, vanity hand wash basin, low level W/C, wall tiling, tiled flooring, recessed ceiling light point and window to side.

**VIEWING:**

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



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