

Lovett & Co.
estate agents

Pye Green Road
Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and spacious two bedroom semi-detached home which occupies a substantial plot and boasts a beautiful, landscaped rear garden, private drive and a double garage with the potential to convert or extend above (subject to planning).

OFFERED WITH NO ONWARD CHAIN

The property briefly comprises: entrance hallway, large open plan kitchen diner, lounge with log burner, ground floor shower room, landing to the large family bathroom and two double bedrooms. The double garage also has a rear utility room with door to the garden.

The impressive plot features a private driveway to the front with ample off-road parking and side access to a large, west-facing rear garden. The garden is a lovely space, perfect for entertaining. There is a patio and decking immediately outside the kitchen, a pretty fish pond to the side and a lawn which leads to a further gravelled area at the bottom of the garden.

Further benefits include UPVC double glazing and gas central heating throughout

RECEPTION HALL: Composite entrance door and window to the front, stunning Minton tiled flooring, ceiling light point, radiator, useful storage cupboard,





stairs to first floor and doors to the shower room and open plan kitchen diner.

FRONT LOUNGE: 11' 1" x 12' 0" (3.38m x 3.65m) Feature fireplace with fitted log burner, laminate flooring, radiator, wall and ceiling lights, window to front and bi-fold doors to the kitchen diner.

OPEN PLAN KITCHEN DINER: 13' 9" max x 17' 6" (4.19m max x 5.33m) Range of matching wall and base units, laminate work surfaces, inset bowl sink and drainer, space for double cooker and usual white goods, ample room for dining furniture and entertaining, radiator, light points, window and doors to the rear garden.

UTILITY: 12' 10" x 7' 10" (3.91m x 2.40m) Range of wall and base units, work tops, sink with drainer, space for washing machine, dryer and further white goods, lights point, wall mounted combi-gas boiler, windows and door to the rear garden and further door to the garage.

DOUBLE GARAGE: 12' 10" x 15' 0" (3.91m x 4.58m) Up and over front door, light and electric points, pitched ceiling with space for loft area.

SHOWER ROOM: 5' 9" x 7' 1" (1.75m x 2.16m) Recently re-fitted suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail, wall tiling, light point, window to rear and extractor fan.

FIRST FLOOR LANDING: Carpeted flooring, ceiling light point, window to the side, doors off to two double bedrooms and the family bathroom.

BEDROOM ONE: 17' 5" x 10' 5" (5.30m x 3.18m) Carpeted flooring, open brick feature fireplace, radiator, ceiling light point and windows to the front,



useful nook area beside second window, perfect for a small work station.

BEDROOM TWO: 9' 1" x 12' 0" (2.76m x 3.66m) Carpeted flooring, ceiling light point, radiator, window to rear.

FAMILY BATHROOM: 8' 2" x 7' 8" (.49m x 2.34m) A very large space comprising: large corner Jacuzzi bath, wash hand basin and W/C, wall tiling, vinyl flooring, spot light, radiator and window to the rear.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only