

Patterdale Road
Cannock

3 1 1

Lovett&Co. Estate Agents are delighted to offer for sale this beautifully presented three-bedroom semi-detached family home, featuring an impressive extended living space and a stylish, modern finish throughout.

Ideal for first-time buyers and growing families, the property offers spacious, versatile accommodation finished to a high standard and ready to move straight into. Outside, the low-maintenance rear garden provides an excellent space for both family life and entertaining, with patio and artificial lawn areas, while to the front is a private two-car driveway complete with EV charging point.

Internally, the accommodation briefly comprises: entrance hallway, guest WC, superb extended open-plan lounge and dining area, modern fitted breakfast kitchen, separate utility room, first-floor landing, three well-proportioned bedrooms and a contemporary family bathroom. There is also a useful part-boarded loft space with pull-down ladder, providing additional storage.

Built just over ten years ago, this superb home combines the benefits of a modern property with the additional space created by the impressive rear extension and is offered in excellent, ready-to-move-into condition.

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 and M6 toll road linking the midlands motorway network.













RECEPTION HALL:
Entrance door, light point, stairs to the first floor, doors to the WC, lounge-diner and kitchen.

OPEN-PLAN LOUNGE & DINING AREA:
21' 4'' x 15' 9'' (6.51m x 4.80m)
Extended to the side/rear with impressive vaulted ceiling with sky-lights and spot lighting, plus bi-folding doors to the rear garden, laminate flooring, dining area with light points, windows to the front plus door to the utility.

BREAKFAST KITCHEN:
12' 10'' x 16' 1'' (3.91m x 4.91m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces plus breakfast bar, inset bowl sink and drainer with mono tap, integrated oven and 4 ring induction hob with extractor hood, space for under-counter white goods and dishwasher, laminate flooring, ceiling light points, windows to the front and rear.

UTILITY:
Further range of base unite with work tops, space for washing machine and dryer, light point, laminate flooring and french doors to the garden.

GUEST WC:
Modern suite with wash hand basin, low level WC, light point, laminate flooring, radiator and window to the front.

FIRST FLOOR LANDING:
Carpeted flooring, ceiling light point,window to rear, doors off to three bedrooms and family bathroom.

BEDROOM ONE:
12' 2'' x 11' 2'' (3.71m x 3.41m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to the front.

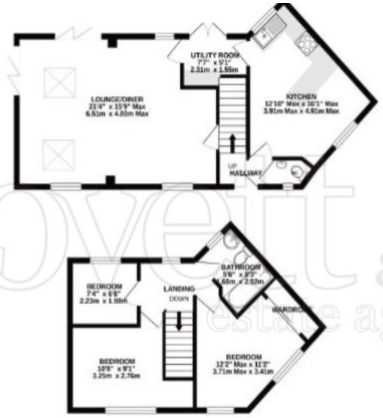












BEDROOM TWO:
10' 8'' x 9' 1'' (3.25m x 2.76m)
Built in cupboard, carpeted flooring, ceiling light point, radiator, window to front and loft access hatch with pull down ladder.

BEDROOM THREE:
7' 4'' x 6' 4'' (2.23m x 1.92m)
Laminate flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:
White suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, laminate flooring, ceiling light, radiator, extractor 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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