



Lovett & Co.
estate agents



Norton East Road
Norton Canes



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached house, set on a generous plot with large rear garden, perfect for growing families to enjoy.

The property briefly comprises: entrance hallway, front lounge, modern fitted kitchen with breakfast bar, landing, three well proportioned bedrooms and a family shower room.

There is also a two car driveway to the front of the property with large shared side access-way to the rear. The substantial garden collect the sun throughout the day, and features a patio area and extensive lawn areas, ideal for families and pets to enjoy as well as great for entertaining guests. There is also a sectioned off area to the rear of the garden with mature planted trees and shrubs.

Other features include UPVC double glazing and gas central heating throughout.

It is situated in the village of Norton Canes, just a short journey away from Burntwood, Lichfield & Cannock Town centres, whilst conveniently located near to Chasewater & Cannock chase. It benefits from easy access to major commuter routes including the A38, A5 and M6 Toll road. There is also excellent schooling nearby.

RECEPTION HALL:

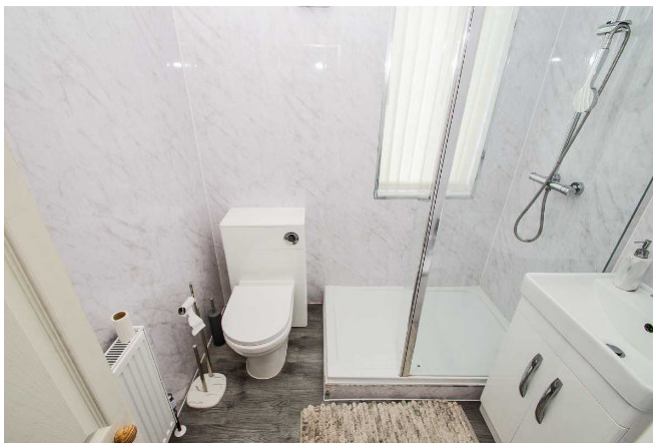
UPVC entrance door, carpeted flooring, ceiling light point, stairs to first floor and door to the lounge.

LOUNGE:

12' 8" x 14' 1" (3.85m x 4.28m)

Feature fireplace, carpeted flooring, ceiling light point, radiator, window to the front, under stairs storage cupboard, door to the kitchen.





KITCHEN:

9' 6" x 16' 5" (2.90m x 5.00m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, integrated fridge-freezer, space for a washing machine and dryer, wall tiling, tiled flooring, ceiling light points, breakfast bar, windows and door to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

BEDROOM ONE:

10' 3" x 11' 1" (3.12m x 3.38m)

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

BEDROOM TWO:

9' 5" x 12' 7" (2.87m x 3.83m)

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

BEDROOM THREE:

7' 5" x 9' 5" (2.25m x 2.88m)

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

FAMILY SHOWER ROOM:

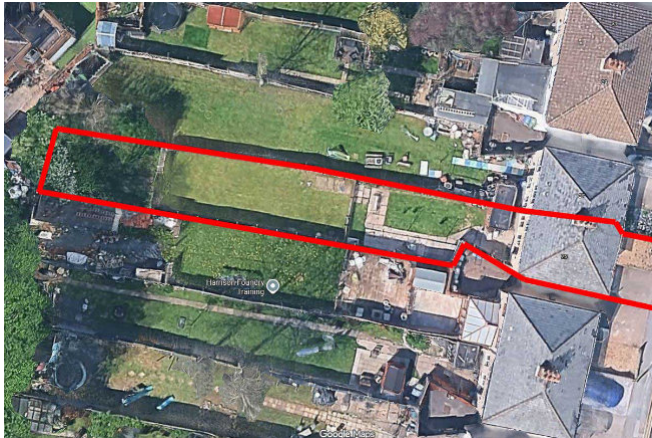
Modern white suite comprising: large walk in shower cubicle, cabinet wash hand basin, low level W/C, aqua panelled walls, vinyl flooring, radiator, ceiling lights and window to front.

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



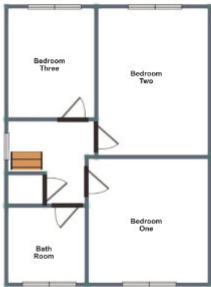
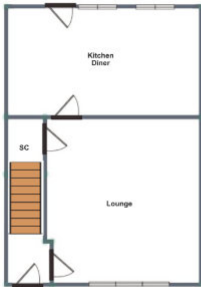


obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is n o n - r e f u n d a b l e .

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