



Lovett & Co.
estate agents

Hednesford Road
Norton Canes



Lovett&Co. Estate Agents are pleased to offer you this rare opportunity to buy a spacious 4 bedroom detached family bungalow, situated on a large plot of around half an acres, offering huge potential for future development, subject to planning.

The property is being offered with NO ONWARD CHAIN.

The much cherished family home briefly comprises: side entrance, spacious front lounge-diner, kitchen, separate utility, four bedrooms and a shower room plus separate WC.

Externally, there is ample parking to the front on the large driveway (enough to accommodate several vehicles) plus a substantial rear garden with detached garage, large concrete patio area, extended lawns and wooden outbuilding.

The property is situated in the village of Norton Canes, just a short journey away from Burntwood & 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.

SIDE HALLWAY:

Side entrance door, light point, doors to the lounge, kitchen, shower room, WC and bedrooms. There is also a loft hatch with pull down ladder to the large attic space.

LOUNGE-DINER:

12' 8" x 20' 3" (3.85m x 6.18m)

Spacious L shaped lounge diner, with windows to the front and side, patio doors to the driveway, radiators, door to the hallway.





KITCHEN:

11' 6" x 10' 7" (3.51m x 3.23m)

Range of matching wall and base units incorporating cabinets, drawers and work tops, sink and drainer with taps, space for cooker and white goods, door to the side utility.

UTILITY:

12' 9" x 6' 8" (3.89m x 2.02m)

Belfast sink and tap, space and plumbing for washing machine and white goods, red quarry tiled flooring, doors to the front and rear.

ATTIC SPACE:

10' 9" x 47' 3" (3.28m x 14.40m)

Access via a hatch and pull down ladder from the hallway, boarded flooring, light point and window to the rear.

BEDROOM ONE:

10' 11" x 11' 3" (3.33m x 3.42m)

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

BEDROOM TWO:

13' 0" x 8' 11" (3.95m x 2.71m)

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

BEDROOM THREE:

10' 2" x 5' 11" (3.09m x 1.80m)

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

BEDROOM FOUR:

6' 7" x 8' 5" (2.00m x 2.57m)

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

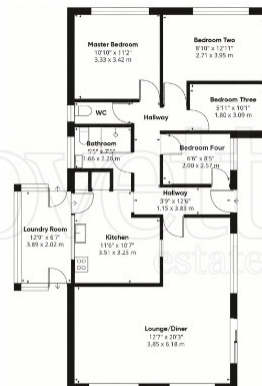
FAMILY SHOWER ROOM:

White suite comprising: shower cubicle, pedestal wash hand basin and low level W/C, wall tiling, laminate tiled flooring, ceiling light, radiator and window to side. The separate WC is adjacent to





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	71 C
39-54	E		
21-38	F		
1-20	G		



the shower room and accessed via the hallway.

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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