

Lovett  & Co.
estate agents

Lloyd Street
Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this spacious two bedroom semi-detached property located just a short walk from the town centre.

The property is being offered with NO ONWARD CHAIN and briefly comprises: two large ground floor reception rooms, kitchen to the rear and WC, landing, two double bedrooms and a generous bathroom.

Externally, there is a stunning rear garden which collects the sun throughout the day, with patio and lawn areas ideal for entertaining guests and for families to enjoy, plus two brick built storage outbuildings.

Other benefits include: double glazed windows and gas central heating throughout.

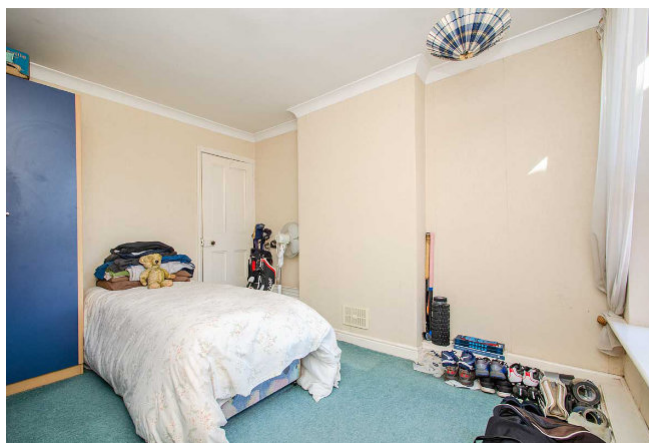
It is well placed to provide easy access to Cannock town centre (within two minutes walking distance), which offers a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network. Good local schooling is also available and the property is within St.Lukes School catchment area.

FRONT LOUNGE:

13' 1" x 12' 0" (4.00m x 3.65m)

Feature fireplace , carpeted flooring, coving, radiator, ceiling and wall light points, bay window to the front, door to the dining room.





DINING AREA:

13' 1" x 12' 0" (4.00m x 3.65m)
Carpeted flooring, ceiling light point, radiator, gas fire, window to rear and door to the kitchen and WC.

KITCHEN:

8' 6" x 7' 11" (2.60m x 2.42m)
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 plus integrated fridge-freezer, wall tiling, tiled flooring, ceiling light and window to the side.

WC:

Suite comprising: low level WC, wash hand basin, light point and tiled flooring.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and family bathroom.

BEDROOM ONE:

13' 1" x 12' 0" (4.00m x 3.65m)
Feature cast iron fireplace, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

10' 0" x 12' 0" (3.04m x 3.65m)
Built in cupboard, carpeted flooring, ceiling light point, radiator and window to rear.

FAMILY BATHROOM:

White suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling lights, radiator and windows to the side.

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