



Lovett & Co.
estate agents



Silver Bitch Road
Norton Canes



Lovett & Co. Estate Agents are pleased to offer for sale this well-presented three-bedroom terraced property, situated in the popular location of Norton Canes a.

The property provides well-proportioned accommodation throughout and would make an ideal home for first-time buyers, families or investors. Internally, the accommodation briefly comprises an entrance hallway, spacious lounge, fitted kitchen, three bedrooms, family bathroom and separate WC.

Externally, the property benefits from a large brick-paved driveway providing ample off-road parking, together with a good-sized rear garden featuring a combination of decking, patio and gravelled areas, as well as a summer house.

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.

HALLWAY

Having a front entrance door, radiator, ceiling light point, laminate flooring and doors leading to the lounge and kitchen.

LOUNGE

17' 11" x 11' 7" (5.46m x 3.53m)

A spacious reception room having a window to the front aspect, two radiators, two ceiling light points and laminate flooring.





KITCHEN

7' 10" max x 11' 10" (2.39m max x 3.61m)
Fitted with a range of wall, base and drawer units with laminate work surfaces over. Having a window to the rear, stainless steel sink and drainer, space for appliances, cooker hood, tiled splashbacks, plumbing for washing machine, radiator, ceiling light point and vinyl flooring. PVC doors provide access to both the front and rear of the property.

LANDING

Having stairs rising from the hallway, carpeted flooring, access to the loft space and doors leading to all three bedrooms, bathroom and separate WC.

BEDROOM ONE -

11' 7" x 11' 8" (3.53m x 3.56m)
Having a window to the front aspect, radiator, ceiling light point, storage cupboard and laminate flooring.

BEDROOM TWO -

11' 8" x 8' 10" (3.56m x 2.69m)
Having a window to the front aspect, radiator, ceiling light point, storage cupboard and laminate flooring.

BEDROOM THREE -

9' 4" x 7' 8" (2.84m x 2.34m)
Having a window to the rear aspect, radiator, ceiling light point and laminate flooring.

BATHROOM

Having a window to the rear aspect, fully tiled walls and flooring, heated towel radiator, ceiling light point, shower cubicle and wash hand basin.

SEPARATE WC

Having a rear-facing window, WC, ceiling light point and vinyl flooring.





EXTERNALLY

The property benefits from a brick-paved driveway providing ample off-road parking for multiple vehicles. A good-sized private rear garden featuring a combination of decked, paved and gravelled areas, providing useful space for outdoor seating, entertaining and relaxation. The garden also benefits from a summer house 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