

Lovett & Co.
estate agents

Chequers Court
Norton Canes



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom semi-detached home situated on a generous end corner plot in within a quiet cul-de-sac location.

The property is being offered with NO ONWARD CHAIN.

Internally, the property comprises entrance hallway, spacious front lounge, kitchen-diner, landing modern bathroom and two well proportioned bedrooms. Externally, there is a private parking space immediately to the front of the property, with further visitor spaces available too. The south facing rear garden, features patio area and lawn, ideal for entertaining guests and for children and pets to play with gated side access from the front.

Other benefits 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.

RECEPTION HALL:

UPVC entrance door, laminate flooring, ceiling light point, radiator, window to the side, stairs to first floor and door to the lounge.

LOUNGE:

10' 2" x 14' 2" (3.09m x 4.33m)

Feature fireplace with fitted electric fire, laminate flooring, TV & phone sockets, ceiling light point,





radiator, window to the front and door to the kitchen-diner.

KITCHEN-DINER:

13' 4" x 7' 11" (4.06m x 2.42m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, new fitted electric oven, 4 ring gas hob with extractor hood, space for a fridge-freezer and washing machine, wall tiling, laminate tiled flooring, ceiling lights, large storage cupboard, window and french doors to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, loft hatch and doors off to two bedrooms and bathroom.

BEDROOM ONE:

10' 5" x 12' 8" (3.17m x 3.85m)

Built in wardrobe and cupboard, carpeted flooring, radiator, ceiling light point and window to the front.

BEDROOM TWO:

6' 10" x 9' 9" (2.09m x 2.97m)

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

FAMILY BATHROOM:

White suite comprising: bath with shower over, cabinet wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light, heated towel rail 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.

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	

