

The logo for Lovett & Co. estate agents is located in the top right corner. It features the company name in a white serif font on a red rectangular background. To the right of the name is a small black and white icon consisting of a square with a cross inside. Below the name, the words "estate agents" are written in a smaller, white sans-serif font.

Lovett & Co.
estate agents

The image shows a two-story red brick house with a grey tiled roof and two chimneys. The house has a front garden with a brick wall and a black metal gate. The address number '68' is visible above the front door. The house is situated on a street with a gravel driveway and a paved road. Lush green trees and bushes are visible in the background under a blue sky with white clouds.

St Johns Road
Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi detached property, being offered with NO ONWARD CHAIN.

The property occupies a generous end plot with a private low maintenance rear garden having a patio area and artificial lawn making it perfect for families to enjoy. Further more there is a wooden garage to the rear and parking to the side of the property.

Internally, the property has a modern finish throughout, with the accommodation briefly comprising, front lounge, rear living room-diner, modern fitted kitchen, utility and bathroom, sun-room to the side of the kitchen. The landing and three large bedrooms complete the first floor. There is a useful cellar plus boarded attic space with skylight, accessed via a pull down ladder and loft hatch.

Other benefits include: UPVC double glazing and gas central heating throughout.

It is well placed to provide easy access to Cannock town centre 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.

FRONT LOUNGE:

12' 0" x 12' 0" (3.65m x 3.65m)

Entrance door, bay window, feature fireplace, laminate flooring, ceiling light point, radiator and door the living room.

LIVING ROOM-DINER:

12' 0" x 12' 0" (3.65m x 3.65m)

Feature fireplace, laminate flooring, ceiling light point, radiator, windows to rear, doors to the staircase, kitchen and cellar.





KITCHEN:

6' 11" x 11' 0" (2.10m x 3.36m)

Range of matching wall and base units incorporating cabinets, drawers and wooden work surfaces, inset Belfast sink with mono tap, range cooker, integrated dishwasher, fridge and freezer, tiled flooring, light point, windows to the side and doorway to the utility.

UTILITY:

6' 3" x 5' 4" (1.91m x 1.62m)

Fitted cabinets with work tops and space to conceal a washing machine and dryer, tiled flooring, light point and doors to the sun-room and bathroom.

SUN-ROOM:

Poly-carbonate roof with UPVC frame set on a brick base, light and electric points with space for further white goods, windows to the side and door to the rear garden.

FAMILY BATHROOM:

6' 3" x 6' 7" (1.91m x 2.01m)

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

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms..

BEDROOM ONE:

12' 0" x 12' 0" (3.65m x 3.65m)

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

BEDROOM TWO:

8' 10" x 12' 0" (2.70m x 3.65m)

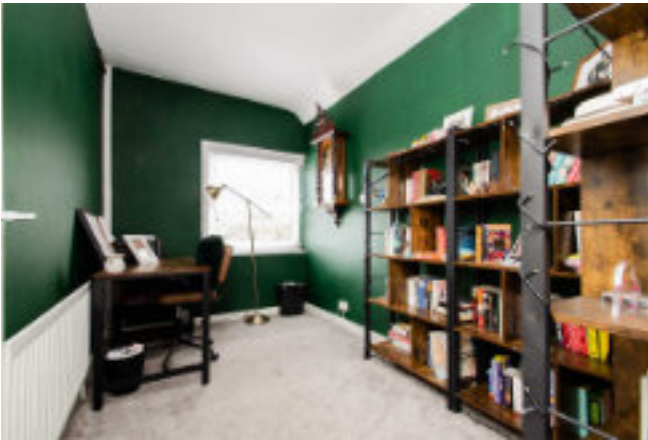
Built in cupboard, carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

6' 11" x 11' 1" (2.10m x 3.37m)

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





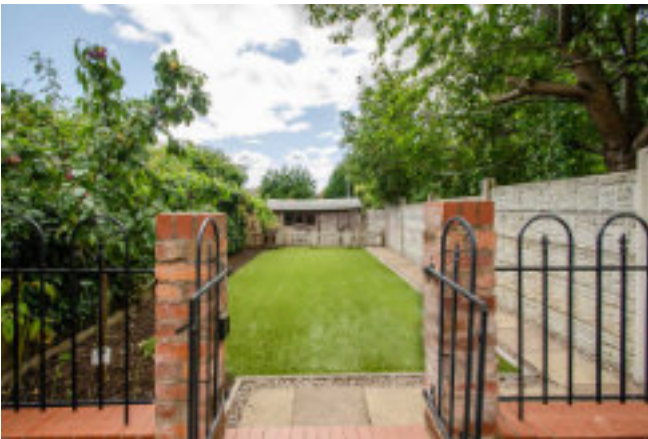
VIEWING:

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 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