



Lovett & Co.
estate agents

Dartmouth Avenue
Cannock

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached character property which occupies a generous and elevated plot set back from the roadside.

The property offers a balanced mix of modern design and original features such as the new fitted bathroom and original stained glass windows to the front of the hallway.

Internally the property briefly comprises: large entrance hallway, spacious lounge opening to the rear dining area, good sized breakfast kitchen, landing, three well proportioned bedrooms and a modern fitted family bathroom.

Externally there is parking on the block paved driveway for several vehicles, leading up the garage and property. The large front garden features lawn areas, with its elevated position offering privacy from the roadside. The private rear garden has gated access and features patio and lawn areas ideal for families and pets to enjoy.

Other benefits include: UPVC double glazing plus bespoke fitted shutters and gas central heating.

The property 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.

RECEPTION HALL:

Features stained glass windows and entrance door from the porch, laminate flooring, ceiling light points, radiator, useful storage cupboard, stairs to first floor and doors to the lounge and kitchen.

FRONT LOUNGE:

13' 0" x 12' 0" (3.95m x 3.65m)

Feature fireplace with fitted gas fire, carpeted flooring, TV aerial & phone sockets, ceiling light points, archway to rear dining area and bay window to the front.

DINING ROOM:

10' 8" x 13' 0" (3.25m x 3.95m)

Carpeted flooring, ceiling and wall light point, radiator, windows and door to the garden.

BREAKFAST KITCHEN:

10' 8" x 13' 8" (3.25m x 4.17m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric double oven/grill and 4 ring electric hob with concealed extractor hood, space and plumbing for all other white goods, space for a breakfast table and chairs, wall tiling and tiled flooring, ceiling lights, windows to the side and rear, door to the garden.

FIRST FLOOR LANDING:

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





BEDROOM ONE:

11' 6" x 12' 1" (3.50m x 3.68m)

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

BEDROOM TWO:

11' 6" x 13' 1" (3.50m x 3.98m)

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

BEDROOM THREE:

10' 9" x 9' 0" (3.28m x 2.75m)

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

GARAGE:

9' 3" x 16' 4" (2.82m x 4.97m)

Up and over front door, further door into the garden.



FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, vanity unit with cabinets, wash hand basin, and low level W/C, wall tiling, laminate flooring, ceiling spot lights, heated towel rail and window to the front.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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