

Lovett & Co.
estate agents

Pennycress Green
Norton Canes



Lovett&Co. Estate Agents are pleased to offer for sale this spacious two/three bedroom link detached bungalow situated in a desirable cul-de-sac location.

The property is being offered with NO ONWARD CHAIN, and briefly comprises: side entrance with ample storage leading to the inner hallway, spacious open plan lounge-diner, modern kitchen with breakfast area, integral garage with utility space, two double bedroom and a shower room.

The current entrance was originally a third bedroom and could be easily altered back by the buyer if they required an extra bedroom or study room etc.

Other benefits include: UPVC double glazing, plus triple glazed patio doors from the lounge, and gas central heating throughout.

Externally there is a driveway with parking for three cars accessing the side entrance and garage, and the well kept rear garden collects the sun throughout the day and features patio areas, lawn and shed.

The property is situated in the village of Norton Canes, just a short journey away from Burntwood & 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.

SIDE ENTRANCE HALL:

UPVC entrance door, carpeted flooring, ceiling light point, fitted wardrobes, door to the inner hallway (previously the third bedroom).





INNER HALLWAY:

Carpeted flooring, ceiling light points, window to side (can be replaced by door if needed), doors to the bedrooms, bathroom and lounge.

LOUNGE-DINER:

11' 8" x 19' 8" (3.55m x 6.00m)

Feature fireplace with fitted electric fire, carpeted flooring, ceiling light point, radiator, triple glazed patio doors to the rear, door to the breakfast area.

BREAKFAST AREA:

8' 9" x 7' 10" (2.67m x 2.38m)

Fitted work tops with base units cabinets, tiled flooring, spot lights, space for table and chairs, opening to the kitchen.

KITCHEN:

16' 7" x 7' 5" (5.05m x 2.27m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring electric hob, space for fridge and dishwasher, wall tiling, tiled flooring, ceiling spot lights, window and door to the garden, door to the garage/utility.

GARAGE/UTILITY:

8' 0" x 20' 11" (2.44m x 6.37m)

Electric front door, light and electric points, rear utility area with plumbing for washing machine and space for freezer.

BEDROOM ONE:

10' 6" x 13' 1" (3.19m x 4.00m)

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

BEDROOM TWO:

10' 1" x 10' 10" (3.08m x 3.31m)

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





SHOWER ROOM:

White suite comprising: walk-in shower cubicle, wash hand basin, low level W/C, wall tiling, ceramic tiled flooring, ceiling spot lights and window to side.

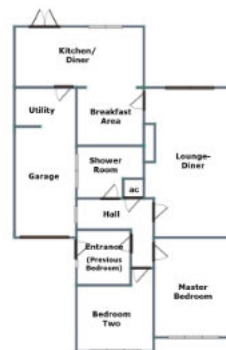
VIEWING:

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

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	



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