



Lovett & Co.
estate agents

Scott Street
Wimblebury, Cannock



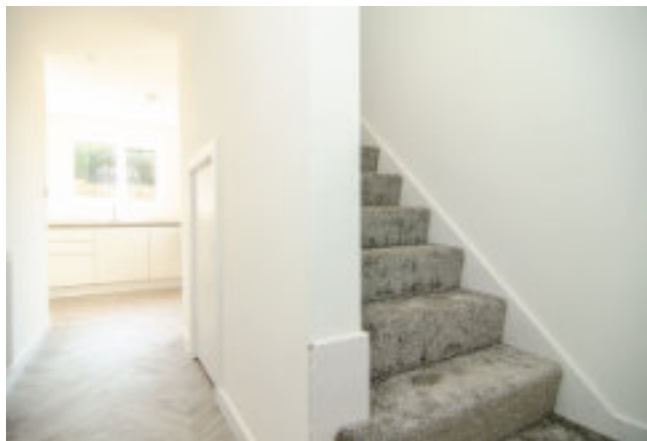
Lovett&Co. Estate Agents are delighted to offer for sale this superbly refurbished two-bedroom semi-detached home, occupying an enviable corner plot overlooking a quiet park to the front.

The property has undergone an extensive back-to-brick renovation, creating a home that is essentially ready to move straight into with virtually everything renewed. Works have included a complete electrical rewire, new windows and doors, re-plastering back to brick, a brand-new central heating system with new boiler and radiators, new flooring, re-pointing externally, external security lighting to the rear garden and garage and complete redecoration throughout.

The transformation continues with a stylish new fitted kitchen and contemporary new bathroom, providing modern, beautifully finished accommodation ideal for first-time buyers, downsizers or those simply looking for a home requiring no further work.

Externally, the property is equally impressive. Its generous corner plot provides excellent outside space, including a large, newly landscaped rear garden, creating a fantastic setting for entertaining, relaxing and family life. There is also a private driveway and garage, providing ample off-road parking and useful additional storage.

A particularly appealing feature is the property's pleasant position overlooking the park and open green space to the front, giving the home an attractive outlook while remaining tucked away within a quiet residential setting.





With virtually every major element of the property having been renewed, this is a rare opportunity to purchase a comprehensively refurbished home offering the feel and finish of a new property within an established residential location.

RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation, open plan to kitchen and doors to lounge.

LOUNGE:

3.34m x 3.83m

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

KITCHEN:

5.52m x 2.10m

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor fan, space for further appliances, dining area, vinyl flooring, recessed ceiling spot lights, window to rear, door to side and French doors to rear garden.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

3.56m (11' 8") x 3.3m (10' 10")

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

BEDROOM TWO:

2.85m x 3.18m

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



FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, pedestal wash hand ceiling light point 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.

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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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