

The logo for Lovett & Co. estate agents is positioned 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 icon consisting of four squares arranged in a 2x2 grid, with the top-right square being white and the others black. Below the name, the words "estate agents" are written in a smaller, white sans-serif font.

Lovett & Co.
estate agents

A photograph of a single-story brick house with a brown tiled roof. The house has a white front door with a small arched window, a white satellite dish on the left wall, and several windows with white frames. Solar panels are installed on the roof. The front garden is well-maintained with a green lawn, a paved path leading to the door, and various plants including purple hydrangeas and tall green conical shrubs. The background shows lush green trees under a clear sky.

Muldoon Close
Cannock



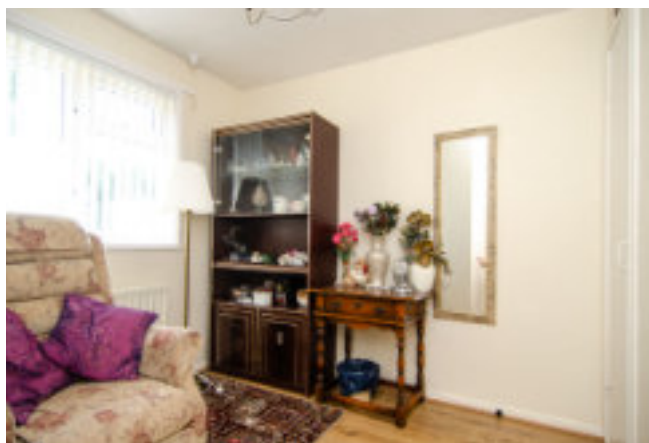
Lovett & Co. Estate Agents are delighted to offer for sale this charming two-bedroom bungalow, occupying a truly enviable position backing directly onto a beautiful nature reserve with a picturesque fishing pond, creating a peaceful and idyllic setting rarely available.

This well-maintained bungalow offers spacious and versatile single-storey accommodation, making it ideal for downsizers, retirees or those seeking a tranquil lifestyle surrounded by nature. The standout feature is undoubtedly the exceptional location, with the private rear garden enjoying direct gated access to the nature reserve, allowing residents to step straight out for scenic walks, wildlife watching or a relaxing afternoon fishing at the nearby pond.

Internally, the property comprises an inviting entrance hall, front lounge, two bedrooms, a modern refitted shower room completed in 2025, and a fitted kitchen. Adjoining the kitchen is an exceptionally large walk-in storage cupboard, offering excellent practicality while also presenting exciting potential for alteration. This space could be incorporated into the kitchen to create a larger open-plan dining kitchen or utilised to extend the second bedroom, alternatively it provides superb storage as it stands.

The bungalow also benefits from a flexible layout, with the internal partition walls being of stud construction, allowing purchasers the opportunity to reconfigure the accommodation to suit their individual requirements with relative ease.





Outside, the property boasts a beautifully maintained, private rear garden which enjoys a high degree of seclusion and is not overlooked. The garden provides the perfect space for relaxing or entertaining while taking full advantage of the peaceful surroundings. A private gate offers direct access into the adjoining nature reserve, making this a dream location for walkers, nature lovers and anglers alike.

Combining a sought-after location with flexible accommodation and excellent potential, this delightful bungalow presents a rare opportunity to acquire a home in one of the area's most tranquil settings.



The property is well placed to provide easy access to Cannock town centre (being just a short walk away) 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:

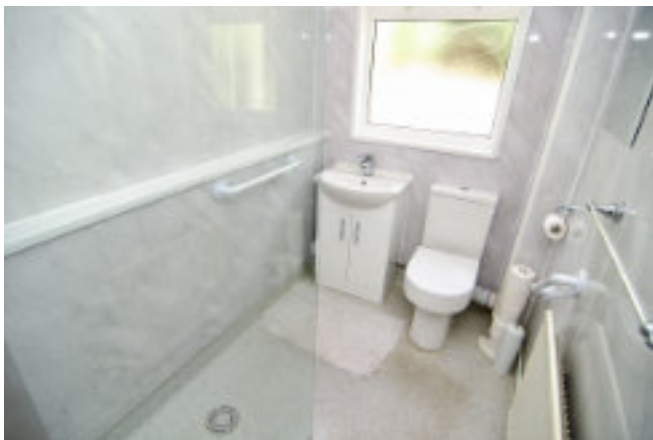
LOUNGE:
3.26m x 4.18m (10'8" x 13'9")

KITCHEN:
2.36m x 4.21m (7'9" x 13'10")

KITCHEN STORAGE CUPBOARD:
2.28m x 2.21m (7'6" x 7'3")

BEDROOM ONE:
3.06m x 3.78m (10'0" x 12'5")

BEDROOM TWO:
2.70m x 3.18m (8'10" x 10'5")



SHOWER ROOM:
1.56m x 2.22m (5'1" x 7'3")

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	



For illustrative purposes only