

Lovett & Co.
estate agents

Nuthurst Drive
Churchbridge, Cannock

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01543 889 410
FOR SALE
www.lovettco.co.uk



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached family home, situated on a well established residential area of Churchbridge, bordering Great Wyrley and Cannock.

The property briefly comprises: entrance hall, spacious front lounge, rear living room with sitting and dining area opening to the fitted kitchen, separate, utility and WC, play room/office and garage store, landing, modern family shower room and three bedrooms.

Externally, there is a front driveway with parking for 3 cars, plus a private low maintenance rear garden with patio, artificial lawn and decking area, perfect for families to play and for entertaining.

Other benefits include UPVC double glazing, gas central heating and a boarded attic space accessed via a pull down ladder.

The property is situated in Churchbridge, near Great Wyrley which offers a wide range of amenities including, good local schooling and shopping facilities. Excellent commuter links are available with the M6 toll road linking the midlands motorway network, A34, A5 and Landywood Railway providing commuter rail services to Birmingham New Street being just a few minutes away. Cannock town centre is also just a short drive away.

RECEPTION HALL:

Entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor and doors to the lounge.

LOUNGE:

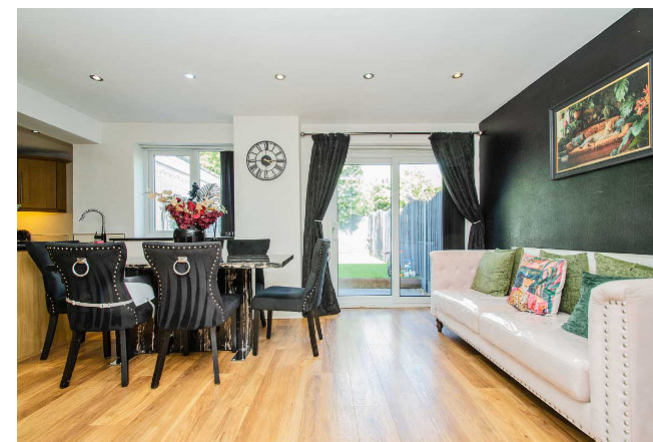
11' 11" x 15' 1" (3.62m x 4.61m)

Feature media wall with inset fireplace, laminate flooring, light point, radiator, window to the front, French doors to the rear open plan living area.

OPEN PLAN LIVING ROOM/KITCHEN:

14' 4" max x 23' 9" (4.37m x 7.25m)

Laminate flooring to the sitting and dining area, with patio doors to the garden, spot lights, radiator, under stairs storage cupboard, and open plan to the kitchen.





KITCHEN:

Range of matching modern fitted wall and base units incorporating cabinets, drawers and granite work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and grill plus 4 ring induction hob with extractor hood, further integrated fridge and dishwasher, tiled flooring, doors to the office/playroom, and into the utility and WC.

UTILITY:

4' 2" x 10' 3" (1.28m x 3.13m)

Fitted work top with space beneath for a washing machine and dryer, tiled flooring, radiator and window to the rear.

GUEST WC:

Modern suite comprising: low level WC, wash hand basin, heated towel rail, light point and window to the rear.



OFFICE/PLAYROOM:

7' 7" x 8' 6" (2.31m x 2.60m)

Useful space currently used as a play room and housing the American fridge/freezer, and previously used as an office, with further door into the garage store.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft space.

BEDROOM ONE:

8' 5" x 15' 0" (2.56m x 4.56m)

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

BEDROOM TWO:

8' 4" x 10' 10" (2.55m x 3.29m)

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

BEDROOM THREE:

6' 6" x 9' 9" (1.98m x 2.98m)

Carpeted flooring, ceiling light points, radiator and window to the front.

FAMILY SHOWER ROOM:

Modern suite comprising: walk in shower cubicle, vanity unit with wash hand basin, low level W/C and cabinets, wall tiling and floor tiling, spot lights, heated towel rail 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

