

Lovett & Co.
estate agents



Norton Hall Lane
Norton Canes



Lovett&Co. Estate Agents are delighted to offer for sale this superbly presented two bedroom semi-detached property, perfect for first time buyers, investors or those looking to downsize.

The property was built under 6 years ago and still has around 4 years remaining of the NHBC builders guarantee.

Occupying a generous end plot the property benefits from a large rear garden and parking to the rear for 3 cars, as well as front garden with pathway to the front door.

Internally, the accommodation briefly comprises: entrance hallway, front lounge, open plan kitchen-diner, guest WC, landing, two double bedrooms and a modern family bathroom.

Other benefits include: UPVC double glazing, cavity wall and loft insulation, plus gas central heating.

It is situated on a popular modern residential estate on the outskirts 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.

RECEPTION HALL:

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

LOUNGE:

15' 1" x 9' 6" (4.61m x 2.89m)

Carpeted flooring, ceiling light point, radiator, window to the front, under stairs storage cupboard and door to the kitchen-diner.





KITCHEN-DINER:

12' 9" x 8' 2" (3.88m x 2.49m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, further integrated fridge, freezer, dishwasher and washing machine, wall tiling, vinyl flooring, ceiling lights, radiator, window and French doors to the rear patio area.

GUEST WC:

Suite comprising: low level WC, wash hand basin, ceiling light point, radiator and window to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms, family bathroom and loft hatch.

BEDROOM ONE:

12' 9" x 8' 6" (3.88m x 2.60m)
Built in cupboard, carpeted flooring, radiator, ceiling light point and windows to the front.

BEDROOM TWO:

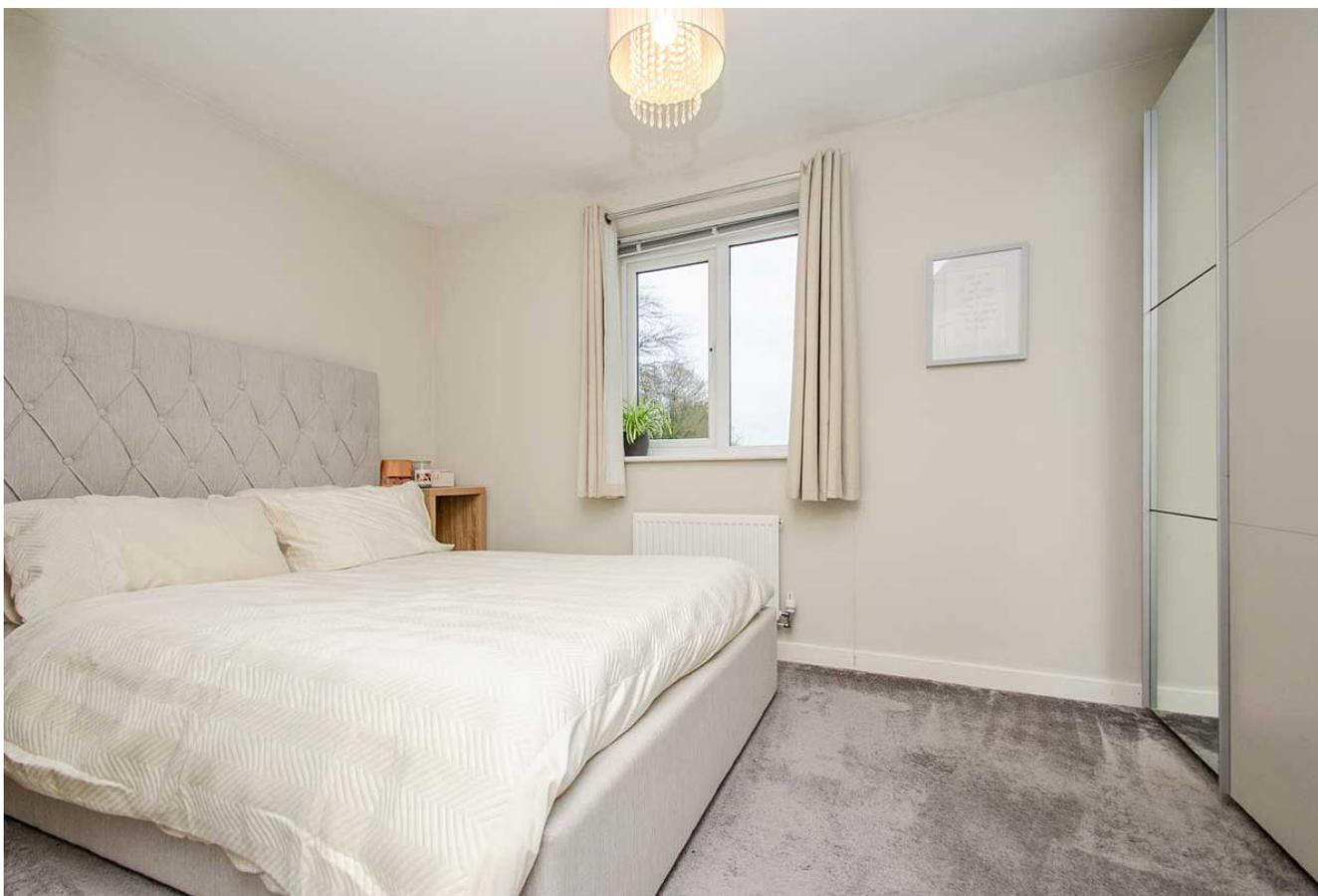
12' 9" x 8' 2" (3.88m x 2.49m)
Carpeted flooring, ceiling light point, radiator, window to rear.

FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, heated towel rail, ceiling lights and window to the side.

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.

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.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only