

Lovett & Co.
estate agents

Barn Way
Wimblebury



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented executive style four bedroom property situated on a popular modern residential estate.

OFFERED WITH NO ONWARD CHAIN.

Occupying a large corner plots the property offer spacious living and sleeping accommodation throughout, which briefly comprises: entrance hallway, large front lounge, kitchen-diner and separate dining room, large rear conservatory, guest WC, integral garage, open landing to the family bathroom and four double bedroom including an impressive master bedroom, with en-suites to the first and second bedrooms.

There is parking on the driveway for at last two vehicles, plus a generous private rear garden with patio and lawn area, perfect for entertaining and for families to enjoy.

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

It is situated on a popular modern residential estate in Wimblebury, bordering Heath Hayes & Hednesford, which all offer a wide range of amenities, excellent local schooling, whilst also being just a couple of minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A5, A34 and M6 Toll road linking the Midlands motorway network with both bus and train routes also available from Cannock town centre.

RECEPTION HALL:

Entrance door, laminate flooring, ceiling light points, radiator, stairs to first floor and doors to the lounge, kitchen-diner and WC.

LOUNGE:

11' 4" x 18' 8" into bay (3.45m x 5.69m)
Feature fireplace with fitted electric fire and surround, laminate flooring, ceiling light points, radiator, bay window to the front and French doors into the dining room.

KITCHEN-DINER:

16' 5" x 12' 10" (5.00m x 3.91m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset





bowl sink and drainer with mono tap, integrated double oven and grill plus 4 ring gas hob with extractor hood, space for a fridge, freezer and washing machine, ample space for a dining table and chairs, wall tiling, tiled flooring, ceiling spot lights, door to the garage, windows and door to the rear accessing the conservatory.

CONSERVATORY:

20' 9" x 12' 9" (6.33m x 3.89m)
Pitched poly-carbonate roof with a UPVC frame set on a brick base and UPVC double glazed windows and French doors, laminate flooring, ceiling light point and fan, central heating radiator and TV points.

DINING AREA:

10' 0" x 11' 10" (3.05m x 3.61m)
Laminate flooring, ceiling light points, radiator, windows to rear, door to the kitchen and French doors to the lounge.

GUEST WC:

Modern suite comprising: low level WC, cabinet wash hand basin, laminate flooring, light point and radiator.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom, airing cupboard and loft hatch to the attic space.

BEDROOM ONE:

18' 5" x 13' 3" (5.61m x 4.03m)
Built in wardrobes and dressing area to the en-suite, carpeted flooring, radiators, ceiling light points and windows to the front.

EN-SUITE:

Modern fitted suite comprising: shower cubicle, low level WC, cabinet wash hand basin, light point, radiator and window to the front.

BEDROOM TWO:

10' 0" x 10' 0" (3.06m x 3.05m)
Laminate flooring, ceiling light point, radiator, window to rear and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: shower cubicle, low level WC, cabinet wash hand basin, light point, radiator and window to the side.





BEDROOM THREE:

8' 0" x 12' 5" (2.45m x 3.78m)
 Carpeted flooring, ceiling light points, radiator and window to the side and rear.

BEDROOM FOUR:

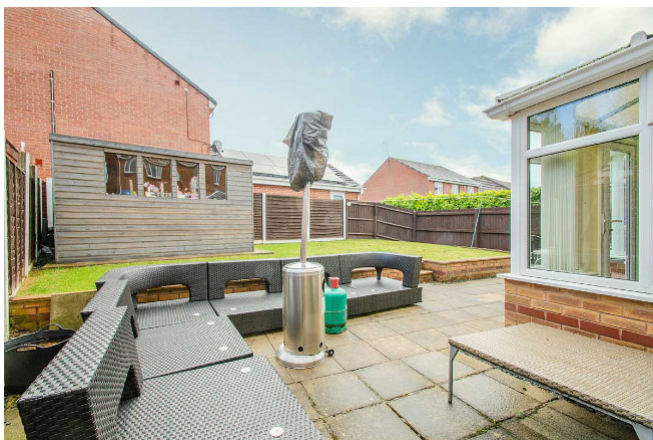
8' 4" x 9' 2" (2.55m x 2.80m)
 Carpeted flooring, ceiling light points, radiator and window to the rear.

LARGE FAMILY BATHROOM:

Modern suite comprising: corner bath, separate shower cubicle, wash hand basin, low level W/C, wall tiling, tiled flooring, radiator, ceiling light 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.



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.

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