



Slang Lane  
Cannock Wood

# Slang Lane Cannock Wood



Lovett&Co. Estate Agents are pleased to offer for sale this three bedroom detached family home with stunning views stretching over the surrounding countryside.

Situated in the sought after semi-rural village of Cannock Wood, the property briefly comprises: porch and entrance hallway, spacious lounge, open-plan kitchen-diner, downstairs WC and outside store (housing the boiler), open landing with doors to the modern shower room and three well proportioned bedrooms.

Occupying a generous corner plot, to the outside of the property there are both front and rear garden, plus driveway and a detached garage. The private rear garden is a perfect oasis for families to enjoy with patio and lawn areas, also ideal for entertaining guests.

Other benefits include: UPVC double glazing and gas central heating provided by a modern Worcester Bosch combi boiler (approx 4.5 years old).

It is situated in the sought after rural village of Cannock Wood, on the edge of Cannock Chase, just a short walk to Castle Ring an area of outstanding natural beauty and in the catchment area of the award winning Gentleshaw primary school. There is easy access to Burntwood offering plenty of local amenities, as well as Lichfield City, Cannock & Rugeley town centres all around a 15 minute driveaway.

## RECEPTION HALL:

Accessed via the entrance porch it features: front door, carpeted flooring, ceiling light point, large storage cupboard, stairs to first floor, doors to the lounge and kitchen-diner.

## LOUNGE:

10' 11" x 19' 0" (3.32m x 5.80m)

Feature fireplace with fitted electric fire, carpeted flooring, TV aerial & phone sockets, ceiling light point, radiators and windows to the front and side.

## KITCHEN-DINER:

9' 5" x 14' 8" (2.88m x 4.46m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, washing machine and dishwasher, ample space for a dining table and chairs, pantry storage cupboard, opening to the guest WC and rear door, with space for a fridge-freezer, tiled flooring, ceiling lights, radiator, windows to the front and side, French doors to the garden.

## DOWNSTAIRS WC:

Low level WC, laminate flooring, ceiling spot lights and window to the rear.

## OPEN LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, shower bathroom and open area ideal for use as a study or small sitting area with views over the countryside.





**BEDROOM ONE:**

11' 2" x 11' 10" (3.40m x 3.60m)  
 Built in wardrobes and cupboards, carpeted flooring, radiator, ceiling light point and window to the side.

**BEDROOM TWO:**

9' 5" x 11' 5" (2.87m x 3.47m)  
 Carpeted flooring, ceiling light point, radiator and windows to the front and side.

**BEDROOM THREE:**

11' 1" x 5' 11" (3.38m x 1.80m)  
 Carpeted flooring, ceiling light point, radiator and window to the front.

**SHOWER ROOM:**

Modern suite comprising: walk in shower cubicle, cabinet wash hand basin and W/C, heated towel rail and radiator, aqua panelled walls, laminate flooring, ceiling spot 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.

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