



Brownhills Road  
Norton Canes

# Brownhills Road Nolrton Canes

Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi detached house.

The property would be ideal for first time buyers as well as investors.

The ground floor features a welcoming reception hallway, a good sized front lounge, and an open-plan kitchen-diner to the rear. Upstairs, you will find three bedrooms, a landing, and a family bathroom.

Outside, the property boasts a tarmac driveway that accommodates parking for two vehicles, along with a private rear garden complete with a lawn and patio area.

Additionally, the property is equipped with UPVC double glazing, a smoke alarm, and central heating throughout.

It is situated in the village 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:

UPVC front entrance door, carpeted flooring, ceiling light point, stairs to first floor accommodation and door to:



## LOUNGE:

13' 9" x 13' 11 (4.18m x 4.24m)  
Feature fireplace with fitted coal effect gas fire set on a raised marble hearth with wooden Adams style surround, carpeted flooring, TV aerial point, ceiling light point, window to front, useful storage cupboard and door to:



## KITCHEN:

17' 3" x 9' 4 (5.25m x 2.85m)  
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for range cooker with extractor hood, half height wall tiling, tiled flooring, ceiling light points, integrated dishwasher, space and plumbing for washing machine & fridge/freezer, Worcester Bosch boiler, windows and door to rear garden.



## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator access to loft, window to side, doors off to three bedrooms and family bathroom.



## MASTER BEDROOM:

9' 11" x 10' 11 (3.02m x 3.34m)  
Carpeted flooring, radiator, ceiling light point, radiator and window to front.

## BEDROOM TWO:

9' 5" x 12' 7 (2.86m x 3.83m)  
Carpeted flooring, ceiling & wall light points, radiator and window to rear.

**BEDROOM THREE:**

7' 5" x 8' 2 (2.27m x 2.48m)

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

**FAMILY BATHROOM:**

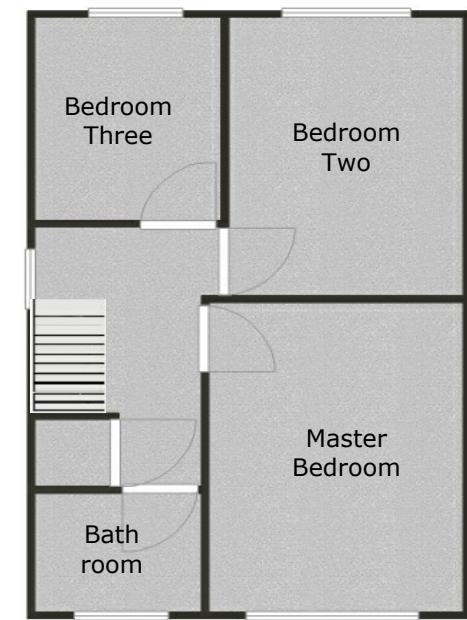
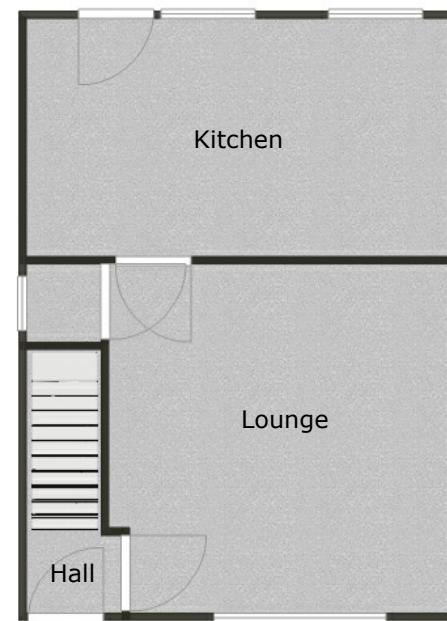
Modern white suite comprising: bath with shower over, pedestal wash hand basin, W/C, wall tiling, vinyl flooring, radiator, ceiling light points and window to front.

**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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