



Chapel Street
Norton Canes

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Lovett&Co. Estate Agents are pleased to offer for sale this modern finished two bedroom semi-detached house ideal for first time buyers, investors and those looking to downsize.

The property features off road parking on a private driveway for three vehicles, plus a private rear garden with side access and large metal shed.

The accommodation briefly comprises: entrance porch, spacious front lounge, modern fitted kitchen-diner plus large conservatory. On the first floor the landing leads to the two bedrooms and a modern fitted shower room.

The property benefits from UPVC double glazing and central heating through out.

It is situated in the village of Norton Canes, just a short journey away from Burntwood, Lichfield & 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. There is also excellent schooling nearby.

ENTRANCE HALL:

UPVC front door, light point, tiled flooring, space to hang coats, and store shoes, small cupboard and door to the lounge.

LOUNGE:

12' 6" x 14' 8" (3.80m x 4.46m)

Feature fireplace with fitted electric fireplace, laminate flooring, coving, TV & phone sockets, ceiling light points, radiator, carpeted stairs to

the first floor, window to front and door to the kitchen diner.

KITCHEN DINER:

12' 6" x 9' 8" (3.80m x 2.95m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and hob with extractor hood, space for washing machine and fridge-freezer, porcelain tiled flooring, space for dining table and chairs, radiator, light point, plinth lighting and patio doors to the rear conservatory.

CONSERVATORY:

9' 5" x 12' 8" (2.86m x 3.85m)

UPVC frame with full height double glazed windows and pitched glass roof, cushioned vinyl flooring, electric sockets, French doors to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch to the boarded loft space, doors off to two bedrooms and the shower room.

MASTER BEDROOM:

12' 6" x 9' 10" (3.80m x 3.00m)

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

BEDROOM TWO:

6' 8" x 9' 10" (2.03m x 3.00m)

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





MODERN FITTED SHOWER ROOM:

Contemporary white suite comprising: shower cubicle, wash hand basin, low level W/C, wall tiling, tiled flooring, heated towel rail, recess spot light and window to rear.

EXTERNALLY:

At the front is a tarmac drive and lawn garden with parking for three vehicles which leads to the front entrance door. The private landscaped rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn and shed.

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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