

Willow Road
Norton Canes



Lovett&Co. Estate Agents are pleased to offer for sale this uniquely designed three bedroom detached house, finished to a show home standard and set on a quiet cul-de-sac within a semi rural location near to Chasewater Country Park.

On the ground floor the property features an inviting entrance porch, guest WC, modern well equipped kitchen diner, spacious living room with French doors opening out to the garden. Upstairs you'll find three well proportioned bedrooms, the master having en-suite shower room and main family bathroom completing the first floor.

On the outside, the property boasts a landscaped private rear garden set over two tiers with a paved patio and steps down to a lawn area. There is a driveway at the front that accommodates two cars. Additional features consist of central heating and UPVC double glazing throughout.

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.

RECEPTION HALL:

Front entrance door, ceiling light point, laminate flooring and door to kitchen-diner.

KITCHEN-DINER:

4.85m x 3.20m (15'11" x 10'6")

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, space and plumbing for further appliances, radiator, laminate flooring, recessed ceiling spot lights, carpeted stairs to first floor, door to rear garden, door to guest w/c, window to front and door to lounge.





LOUNGE:

4.85m x 3.02m (15'11" x 9'11")
Carpeted flooring, ceiling light points, radiator, bay window to front and French doors to the rear garden.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

3.56m x 3.07m (11'8" x 10'1")
Carpeted flooring, radiator, ceiling light point, door to en-suite and window to front.

EN-SUITE:

White suite comprising: shower cubicle, wash hand basin, w/c, part tiled walls, vinyl flooring, ceiling light point and opaque window to rear.

BEDROOM TWO:

3.56m x 2.36m (11'8" x 7'9")
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

2.39m x 2.03m (7'10" x 6'8")
Carpeted flooring, window to rear, ceiling light points and radiator.

FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, pedestal wash hand basin, w/c, part tiled walls, vinyl flooring, ceiling light point and opaque window to rear.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

