



Hednesford Road
Norton Canes

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom detached family home situated in the popular village of Norton Canes.

The property has parking to both the front and rear of the property as well as rear garage and landscaped low maintenance garden.

Internally the property briefly comprises: entrance hallway, spacious front lounge, open plan kitchen and dining area, landing, three double bedrooms plus a modern fitted family bathroom.

Other benefits include: updated UPVC double glazed windows and doors, plus gas central heating throughout.

It is situated in the village of Norton Canes, just a short journey away from Burntwood & Cannock Town centres both offering shops, supermarkets, bars and restaurants, whilst conveniently located near to Chasewater & Cannock chase, an area of outstanding natural beauty. The local schooling is highly regarded with excellent OFSTED reports. The location benefits from easy access to major commuter routes including the A38, A5 and M6 Toll road with train stations in the neighbouring Cannock and Hednesford town centre.

RECEPTION HALL:

Composite entrance door, laminate flooring, ceiling light point, under stairs recess ideal for storage, stairs to first floor and doors to the kitchen-diner and lounge.

LOUNGE:

11' 0" x 16' 3" (3.35m x 4.95m)
Feature fireplace with fitted living flame effect electric fire, laminate flooring, coving, TV aerial & phone sockets, ceiling light point, radiator and window to the front.



KITCHEN-DINER:

17' 3" x 10' 2" (5.25m x 3.10m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring electric hob with extractor hood, space for further white including: washing machine, dryer, dishwasher and fridge-freezer, wall tiling, tiled flooring, ceiling light points, radiator, storage cupboard/pantry, space for dining table and chairs, door to the side, window 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 the loft space via a pull down ladder.

BEDROOM ONE:

8' 10" x 13' 1" (2.70m x 4.00m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

8' 10" x 13' 3" (2.70m x 4.05m)
Built in wardrobe, feature panelled wall, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

8' 1" x 10' 2" (2.47m x 3.10m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

Large modern white suite comprising: bath with chrome side taps and shower attachment, separate shower cubicle, wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated chrome towel rail, airing cupboard and window to front.



**GARAGE:**

Electric roller shutter door, light and electric points, window and door to the garden.

EXTERNALLY:

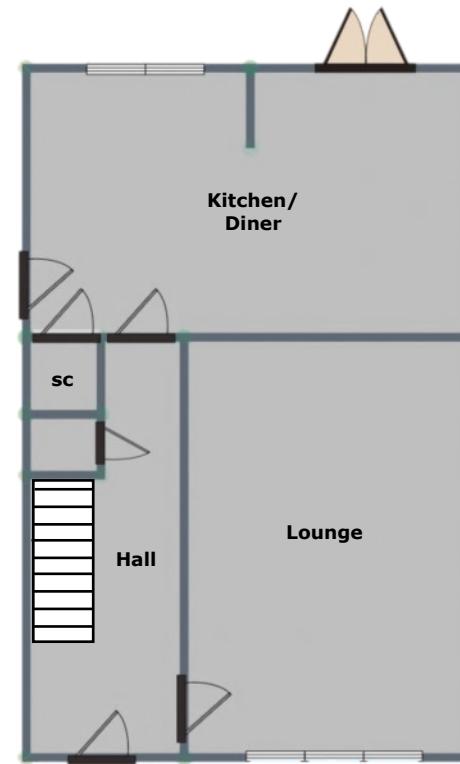
At the front is a gravel drive offering off-road parking with lawn area to the side. The principle parking is to the rear with tarmac driveway having space for two cars plus access to the garage. The private rear garden is enclosed by fenced borders with gated side and rear access and features; patio area ideal for entertaining and low maintenance artificial lawn perfect for children to play.

**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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