

**Lovett**   
&Co.  
estate agents

**Cavans Close**  
**Cannock**





Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented, three bedroom semi detached house, situated towards the end of a quiet cul-de-sac.

On the ground floor, the property features a superb open plan kitchen-diner and separate utility, both finished to a modern standard. There is also a good sized lounge to the rear and an inviting entrance hallway. Upstairs are three well proportioned bedrooms, landing area and a contemporary fitted family bathroom.

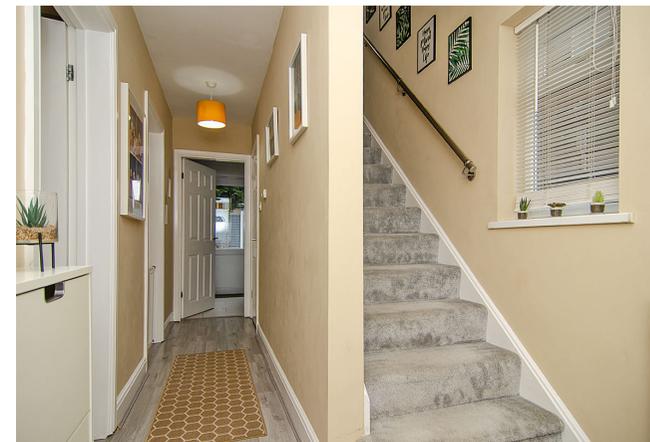
Externally is a charming, private rear garden which is not overlooked with a large block paved patio area ideal for entertaining, artificial grass area and raised flower bed at the rear and security lighting. To the front is a two/three car, block paved driveway.

The property benefits from new flooring, re-decoration, UPVC double glazing and central heating through out.

The property is well placed to provide easy access to Cannock & Hednesford town centres, both offering a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

#### **RECEPTION HALL:**

Front entrance door, laminate flooring, ceiling light point, useful storage cupboard, carpeted stairs to first floor accommodation, metre cupboard and doors to utility, kitchen, guest w/c and lounge.



**LOUNGE:**

12' 3" x 11' 9" (3.75m x 3.59m)  
Laminate flooring, TV & phone sockets, ceiling light point, radiator and bay window to rear garden.

**KITCHEN-DINER:**

9' 9" x 11' 8" (2.97m x 3.55m)  
Range of matching wall and base units incorporating cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a Range oven, dishwasher and fridge-freezer, space for dining table and chairs, recessed spot lights, tiled flooring and window to front..

**UTILITY:**

Tiled flooring, worktop with plumbing and space for two appliances, ceiling light point, door to rear garden and wall mounted central heating 'Worcester' combination boiler. .

**FIRST FLOOR LANDING:**

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

**MASTER BEDROOM:**

12' 5" x 11' 10" (3.79m x 3.62m)  
Carpeted flooring, radiator, ceiling light point and window to rear.

**BEDROOM TWO:**

9' 10" x 9' 8" (3.00m x 2.97m)  
Carpeted flooring, radiator, ceiling light point and window to front.

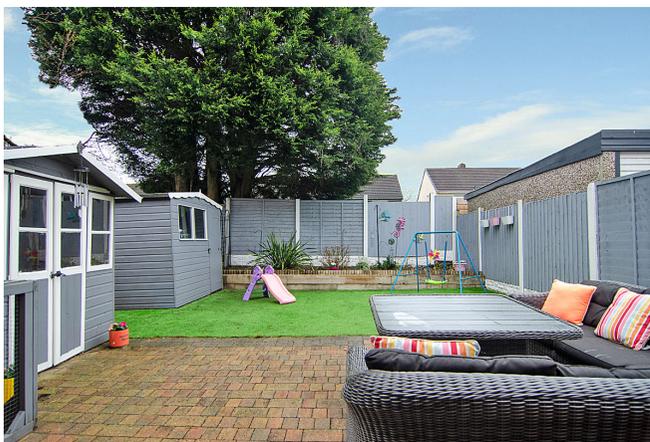
**BEDROOM THREE:**

9' 9" x 6' 8" (2.98m x 2.05m)  
Carpeted flooring, storage cupboard, window to front, ceiling light points and radiator.

**FAMILY BATHROOM:**

White suite comprising: bath with shower and screen, pedestal wash hand basin, shower, W/C, wall tiling, ceiling light point and 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..

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