

The logo for Lovett & Co. estate agents is positioned in the top right corner. It features the company name in a white serif font on a red rectangular background. To the right of the name is a small black and white icon consisting of four squares arranged in a 2x2 grid. Below the company name, the words "estate agents" are written in a smaller, white sans-serif font.

Lovett & Co.
estate agents

The text "St James Road Cannock" is located in the bottom left corner of the image. It is written in a large, white, bold sans-serif font with a thin black outline, set against the background of the house's exterior wall and the garden area.

St James Road
Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented, two bedroom semi detached house, overlooking a quiet green to the front.

On the ground floor, the property features a superb bright and airy, through lounge-diner, sizeable inviting entrance hall, stunning modern fitted kitchen along with a convenient guest w/c . Upstairs are two well proportioned bedrooms, landing area and a contemporary fitted family bathroom.

Externally is a large private rear garden which is not overlooked with lawn and patio area. There is also off road parking and a detached garage.

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.

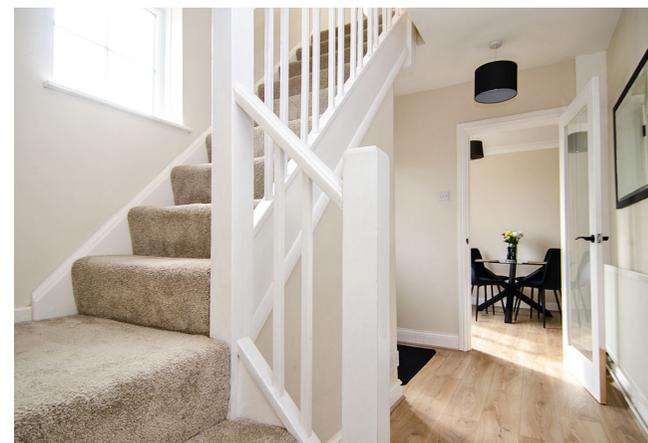
RECEPTION HALL:

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

LOUNGE-DINER:

5.70m x 3.49m (18'8" x 11'5")

Laminate flooring, TV & phone sockets, ceiling light point, radiator, window to front and French doors to rear garden.





KITCHEN:

3.54m x 3.38m (11'7" x 11'1")
Range of matching wall and base units incorporating cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and microwave, integrated hob with extractor hood, integrated fridge-freezer, space and plumbing for washing machine and dishwasher, spot lights, vertical radiator, laminate flooring, window and door to rear garden.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

4.68m x 2.55m (15'4" x 8'4")
Carpeted flooring, radiator, ceiling light point and window to rear and side.

BEDROOM TWO:

3.48m (max) 3.14m (min) x 3.39m (11'5" (max) 10'4")
Carpeted flooring, radiator, ceiling light point and window to rear.

FAMILY BATHROOM:

White suite comprising: bath with shower and screen, cabinet wash hand basin, W/C, half height wall tiling, heated towel rail, ceiling light point 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.





Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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.



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