



Leighswood Close
Norton Canes

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom detached house.

It is situated in the village of Norton Canes, just a short journey away from Burntwood & 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.

The property has two floors; on the ground floor: porch, reception hallway, lounge, kitchen/diner and guest W/C. On the first floor: three bedrooms and family bathroom. Externally the property offers: block paved drive with parking for two vehicles, garage and front/rear garden. The property benefits from UPVC double glazing and central heating through out.

RECEPTION HALL:

Accessed from porch and featuring: UPVC front entrance door, stairs to first floor accommodation and door to open plan kitchen/diner.

KITCHEN/DINER:

12' 3" x 14' 5" (3.73m max x 4.4m max)
Range of traditional matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for oven, tiled splashback, tiled flooring, ceiling light point,



radiator, space for washing machine & fridge/freezer, dining area with space for table and chairs, window to rear, doors to guest W/C and lounge.

LOUNGE:

14' 11" x 10' 1" (4.55m x 3.08m)
Modern feature wall mounted electric fire, carpeted flooring, TV aerial point, coving, ceiling light points and patio doors to rear garden.

GUEST W/C:

White suite comprising: wash hand basin, W/C, tiled flooring and ceiling light point.

GARAGE:

Up and over metal front door, boiler and door to rear garden.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

8' 11" x 14' 1" (2.73m x 4.3m)
Carpeted flooring, radiator, useful storage cupboard, ceiling light point and window to front.

BEDROOM TWO:

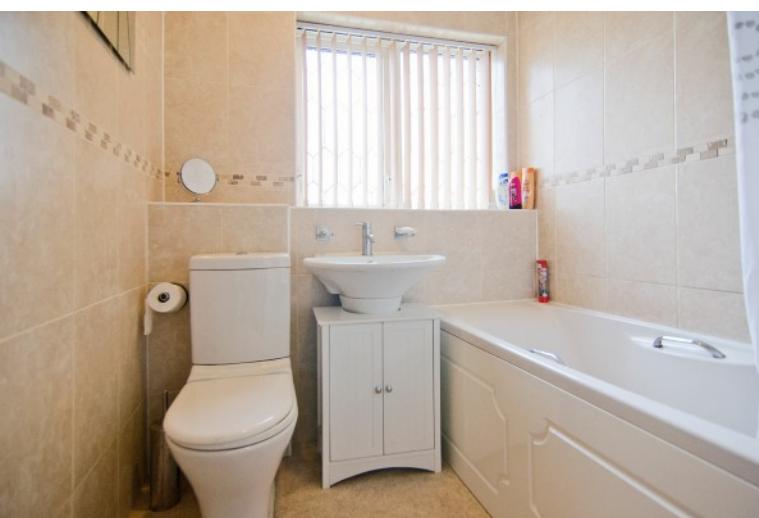
7' 11" x 10' 5" (2.41m x 3.18m)
Carpeted flooring, radiator, ceiling light point and window to rear.



**BEDROOM THREE:**

16' 5" x 7' 7" (5m x 2.31m)

Carpeted flooring, ceiling light point, radiator and window to rear.

**FAMILY BATHROOM:**

White suite comprising: bath, cabinet wash hand basin, W/C, vinyl flooring, ceiling light point, useful storage cupboard, radiator and window to front.

EXTERNALLY:

The property offers front garden with block paved driveway for two vehicles leading to

the front porch and linked garage. The private rear garden is enclosed by fenced borders and features: patio and lawn areas ideal for entertaining, various trees, plants and flower beds.

TENURE:

We have been advised that the property is freehold.

VIEWING:

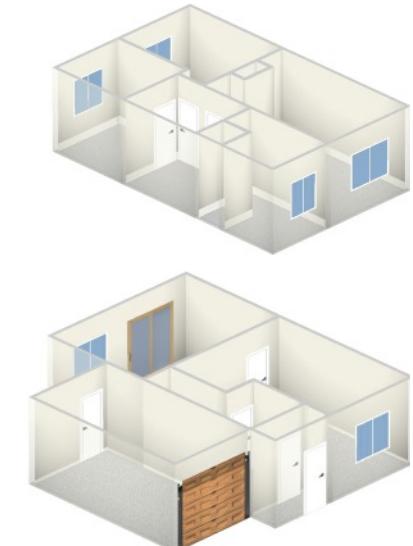
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

**Ground Floor**

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

First Floor



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