



Beech Tree Lane  
Cannock

# Beech Tree Lane Cannock

Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi detached house, set in a popular residential area, just a short walk from the town centre.

The property benefits from a large two storey extension to the rear and features a spacious lounge, modern open plan kitchen-diner, guest w/c and an inviting reception hallway on the ground floor. Upstairs are three well proportioned bedrooms, family bathroom and landing area. There is also a large fully boarded attic room with lighting, power and velux sky light.

Externally the property offers a two car driveway and lawn to the front. The mature private rear garden is not overlooked and features a paved patio area, pergola, lawn, paved pathway plus various plants, trees and shrubs.

The property benefits from UPVC double glazing and central heating through out.

It is well placed to provide easy access to Cannock town centre which offers 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 as well as train and bus stations in Cannock centre.

## **PORCH:**

Light point above and front entrance door to property.



## **RECEPTION HALL:**

Wooden flooring, wall light point, carpeted stairs to first floor accommodation and doors to kitchen and lounge.



## **LOUNGE:**

5.18 x 3.28m (16'11" x 10'9")  
Feature open-grate fireplace with decorative tiled inset and Adams surround, laminate flooring, TV & phone sockets, ceiling light point, radiator and bay window to front.

## **KITCHEN-DINER:**

16' 4" x 16' 9" (4.98m max x 5.11m max)  
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset Belfast sink with mono tap, space for Range oven and further appliances, feature fireplace with electric fire, tiled flooring, ceiling light points, radiator, dining area, French doors to rear garden, window to side and door to w.c.



## **FIRST FLOOR LANDING:**

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

## **MASTER BEDROOM:**

3.94 x 2.61m (12'11" x 8'6")  
Carpeted flooring, radiator, ceiling light point and bay window to front.

## **BEDROOM TWO:**

3.94 x 2.61m ( 12'11" x 8'6")  
Carpeted flooring, coving, ceiling light point, radiator, window to rear.



**BEDROOM THREE:**

5.65 x 2.26m ( 18'6" x 7'4" )

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

**ATTIC ROOM:**

5.32 x 3.75m ( 17'5" x 12'3" )

Carpeted flooring, ceiling light point and velux sky light.

**FAMILY BATHROOM:**

White suite comprising: bath, pedestal wash hand basin, W/C, half height wall tiling, 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.

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