



**Old Fallow Road
Cannock**

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious, one of a kind, executive detached four bedroom house, set on a large plot.

The property offers spacious living and sleeping accommodation with extremely well proportioned rooms all finished to a high standard throughout. There is a stunning new high spec open plan dining kitchen with bi-folding doors opening to the garden, superbly presented front lounge, inviting entrance hallway, useful utility, guest w/c and large integral double garage. Upstairs are four generous double bedrooms with en-suite to bedroom three. There is also a spacious gallery landing and modern fitted bathroom.

Externally there is an extensive, tiered landscaped private rear garden which collects the sun all day and features paved patio areas, lawn, various mature trees, plants and shrubs. Furthermore there is a large driveway with parking for numerous vehicles to the front.

The property benefits new premium spc waterproof flooring and new carpets, new radiators, new staircase with built in storage underneath, Sharps fitted wardrobes in the master bedroom, a Worcester Bosch boiler and UPVC double glazing.

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, premium spc flooring, coving, ceiling light point, ample under-stairs storage, radiator, carpeted stairs to first floor accommodation and door to lounge.

LOUNGE:

4.85m x 4.01m

Feature contemporary fireplace, premium spc flooring, TV & phone sockets, two radiators with decorative cover, ceiling light points and window to front.

DINING-KITCHEN:

7.85m x 3.95m max

Extensive range of matching wall and base units incorporating cupboards, drawers and granite work surfaces inset bowl sink and drainer with mono tap, double integral oven and four ring induction hob with modern extractor, integral dishwasher, space and plumbing for further appliances, space for American style fridge-freezer, granite splash backs, premium spc flooring, recessed spot lighting and feature lighting, three vertical designer radiators, breakfast bar, large dining area, useful pantry, window and bi-folding doors to the rear garden, door to lobby with further doors to utility, guest w/c and side of property.

UTILITY:

Work surfaces with single drainer sink unit, ceiling light point, radiator, window to side plus space and plumbing for washing machine and tumble-dryer.

DOUBLE GARAGE:

4.30m x 5.44m

Up and over door, light and power points, radiator, water supply and door to garden.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

4.00m x 4.4m into wardrobe

Fitted Sharps wardrobes carpeted flooring, radiator, coving, ceiling light points and window to front.





BEDROOM TWO:

4.06m x 4.00m
 Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

2.80m x 3.20m
 Carpeted flooring, ceiling light point, radiator and window to front.

EN-SUITE:

White suite comprising: space and plumbing for shower cubicle, low level flush WC, pedestal wash hand basin, tiled walls and flooring, ceiling light point and opaque window to rear.

BEDROOM FOUR:

2.82m x 3.14m
 Carpeted flooring, ceiling light point, radiator and window to window to rear.

FAMILY BATHROOM:

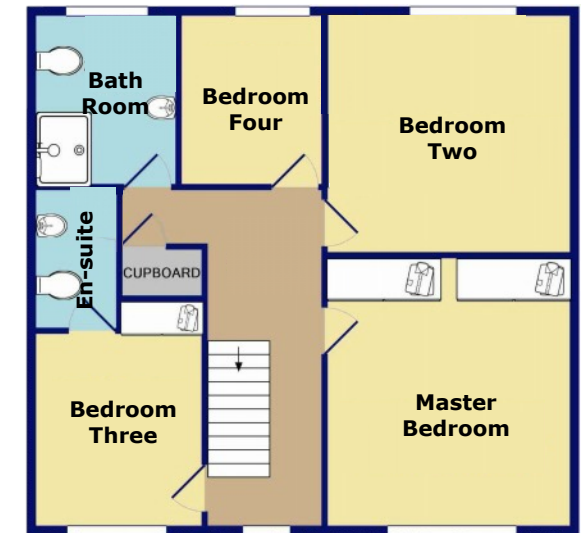
White suite comprising: shower cubicle, low level flush WC, pedestal wash hand basin,, tiled walls and flooring, ceiling light point and opaque window to rear.

VIEWING:

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

DISCLAIMER:

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