



Longstaff Avenue
Prospect Village

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Lovett&Co. Estate Agents are delighted to offer for sale this spacious and bright three bedroom semi-detached house with modern open plan ground floor layout.

The property briefly comprises: porch, entrance hallway, open plan lounge and dining area with opening to the kitchen, rear garden room, WC, landing, three good sized bedrooms and a modern fitted family bathroom.

Externally there is a private driveway with space for up to three cars plus a large west facing garden which collects the sun all afternoon and evening, with terraced patio and large lawn area with shed to the rear.

Other benefits include: UPVC double glazing, gas central heating provided by a new combi' boiler (fitted 2023).

It is situated in Prospect Village, a peaceful rural area between Cannock Wood and Hednesford just minutes away from Cannock Chase, an area of outstanding natural beauty, with easy access to both Cannock and Burntwood town centres with their wide range of amenities including shop, cafes, bars. Commuter Link include the M6, M6 toll, A5 and A38 linking the midlands motorway network with national and local rail services available in Hednesford, Cannock and Lichfield.

RECEPTION HALL:

Accessed via the entrance porch it features: UPVC double glazed front door and window, carpeted flooring, ceiling light point, radiator, stairs to the first floor and doors to the WC and lounge-diner.

OPEN PLAN LOUNGE-DINER:

11' 8" x 24' 5" (3.55m x 7.45m)

Lounge to front with bay window, diner to the rear with patio doors to the garden room and opening to

the kitchen, carpeted flooring, ceiling light points and radiators.

KITCHEN:

8' 4" x 8' 10" (2.55m x 2.70m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and grill with 4 ring gas hob and extractor hood, further integrated fridge and freezer, washing machine and dryer, tiled flooring, ceiling spot lights and window to the side.

GARDEN ROOM:

15' 11" x 6' 9" (4.85m x 2.06m)

Sloping poly-carbonate roof, UPVC door and windows to the side and rear, laminate flooring and wall light point.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, doors off to three bedrooms, family bathroom and useful storage cupboard, access to the loft space

BEDROOM ONE:

11' 7" x 12' 4" (3.53m x 3.75m)

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

BEDROOM TWO:

11' 7" x 11' 7" (3.53m x 3.52m)

Carpeted flooring, ceiling light point, radiator and window to the front.

BEDROOM THREE:

6' 11" x 8' 6" (2.12m x 2.60m)

Carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

Modern fitted white suite comprising: large corner bath with shower over and screen, cabinet wash hand





basin, low level WC, heated towel rail, ceiling spot lights, tiled flooring and window to the rear.

EXTERNALLY:

At the front is a tarmac drive with parking for two/three vehicles which leads to the front entrance door. On the left hand side is gated access way to the rear garden. The private rear garden is enclosed by fenced borders and features; terraced patio area ideal for entertaining, extended lawn perfect for children and pets to play and shed to the 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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