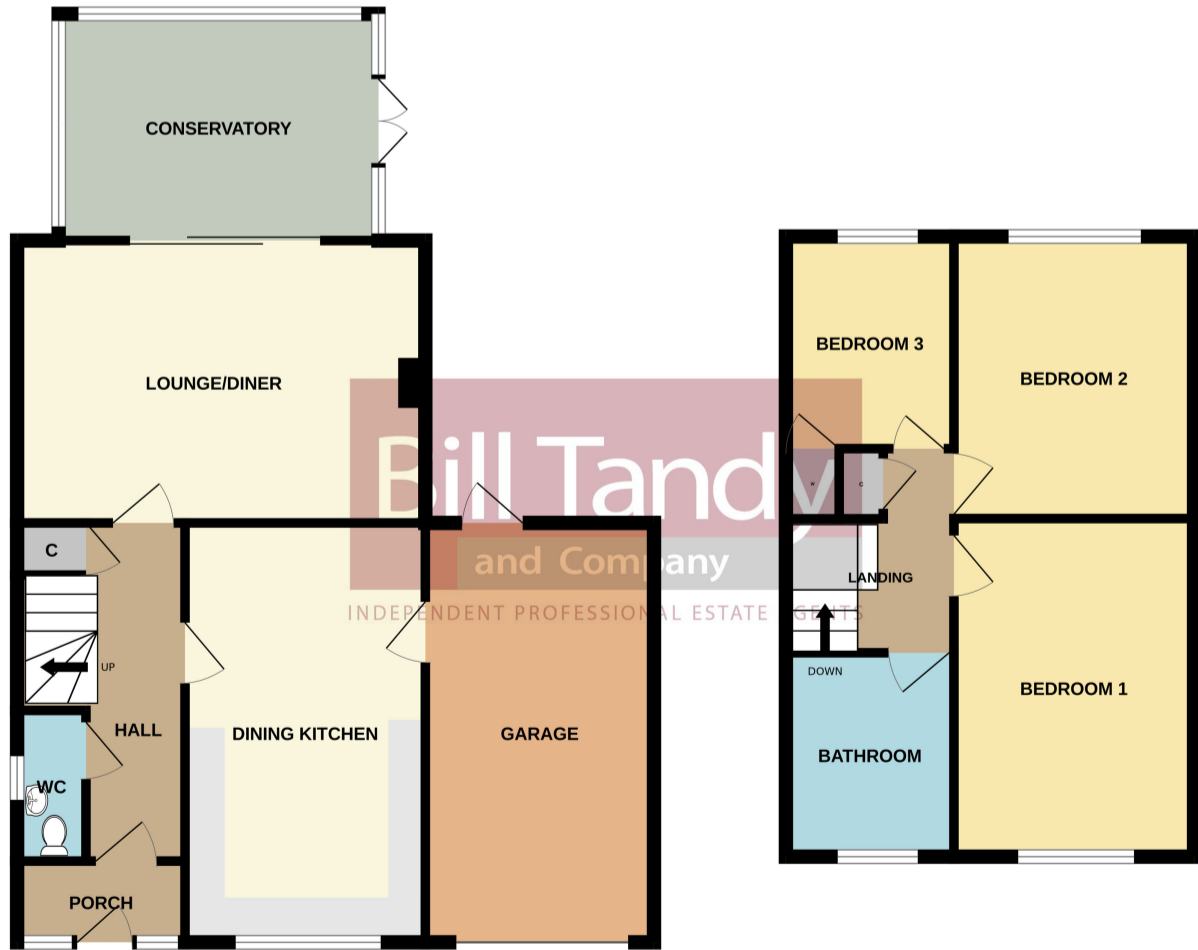




GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**45 Lamorna, Cannock Road,
Burntwood, Staffordshire, WS7 0BL**

£325,000 Freehold

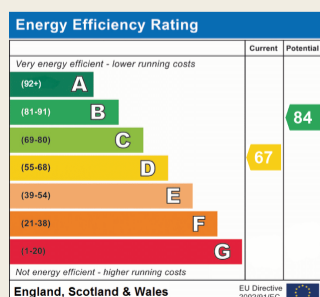
Commanding a prime position along Cannock Road, Burntwood, is Lamorna, a superbly presented and deceptively spacious detached family home offered with no onward chain, ideal for the keen buyer looking for a quick completion. Located opposite Burntwood park, this popular residential area offers easy access to the highly regarded local schools and a short walk of the ever popular Swan island with shopping and lifestyle amenities available there. The property itself, briefly comprises porch, reception hall, guests cloakroom, generously sized lounge/dining room, dining kitchen, conservatory, three first floor bedrooms and modern bathroom. Ample parking can be found to the front leading up to the garage, whilst to the rear is and a low maintenance landscaped garden. Viewing is strongly encouraged for full appreciation of accommodation and location on offer.



GARAGE
5.00m x 2.63m (16' 5" x 8' 8") approached via an up and over entrance door and having double glazed door to rear garden, light and power supply, space for white goods if required, water tap and inner door to dining kitchen.

COUNCIL TAX
Band D.

FURTHER INFORMATION/SUPPLIES
Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



PORCH
approached via a double glazed wooden front entrance door with windows either side and having tiled flooring and obscure glazed panel door opens to:

RECEPTION HALL
having stairs to first floor with useful under stairs storage cupboard, laminate flooring, radiator and doors open to:

GUESTS CLOAKROOM
having obscure double glazed window to side, radiator, laminate flooring and modern white suite comprising wall mounted wash hand basin with half ceiling height tiled splashback surround and low flush W.C.

LOUNGE/DINING ROOM
5.78m x 3.47m (19' 0" x 11' 5") one of the distinct features of the property is this generously sized principal reception room having two radiators and a feature and focal point fireplace having a marble style hearth and inset, surround with mantel above and inset gas fire. Aluminium framed double glazed sliding doors open to:

CONSERVATORY
3.65m x 2.80m (12' 0" x 9' 2") having double glazed windows to rear and side, side French doors and tiled flooring.

DINING KITCHEN
4.78m x 2.94m (15' 8" x 9' 8") this open plan dining kitchen has double glazed window to front, radiator, door to garage, base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink and spaces for fridge/freezer and cooker.

FIRST FLOOR LANDING
having double glazed window to side, loft access, airing cupboard housing tank with shelving above and doors open to:



TENURE
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



BEDROOM ONE
3.91m x 2.94m (12' 10" x 9' 8") having double glazed window to front and radiator.

BEDROOM TWO
3.51m x 2.94m (11' 6" x 9' 8") having double glazed window to rear and radiator.

BEDROOM THREE
2.78m x 2.62m (9' 1" x 8' 7") having built-in wardrobe, double glazed window to rear and radiator.

BATHROOM
2.77m x 2.25m max (9' 1" x 7' 5" max) having an obscure double glazed window to front, radiator and suite comprising Vernon Tutbury pedestal wash hand basin with half ceiling height tiled surround, low flush W.C. and bath.

OUTSIDE
Located to the front of the property is a block paved driveway giving access to the front porch and garage. There is a foregarden with low level shrubs and herbaceous borders. To the rear of the property is a low maintenance style garden with storage shed, paved and gravelled areas, low level shrubs and conifers and trees for screening.

