



Connells

Littleworth Road
Hednesford, Cannock



Ground Floor

Dining Room

15' 1" x 10' 9" (4.60m x 3.28m)

Having a front entrance door, double glazed window to the front aspect, brick fireplace chamber, and door to hallway

Hallway

Having carpeted flooring, stairs to first floor and access to lounge and dining room

Lounge

15' x 8' 9" (4.57m x 2.67m)

Having a double glazed window to the rear aspect, log burner, radiator, ceiling light point, carpeted flooring and open access to the kitchen

Kitchen

7' 9" x 9' 8" (2.36m x 2.95m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer. electric oven with gas hobs and cooker-hood over, tiled splash-backs, radiator, ceiling light point, laminate flooring, double glazed window to the side aspect and open access to the utility area

Utility

7' 9" x 3' 2" (2.36m x 0.97m)

Having plumbing for utility purposes, ceiling light point, laminate flooring, loft access, door to study and a door to the rear garden

Study

7' 9" x 9' 7" (2.36m x 2.92m)

Having a double glazed window, radiator, ceiling light point, laminate flooring and door to bathroom

Bathroom

Having a WC, wash hand basin, bath, ceiling light point, tiled splash-back and laminate flooring



First Floor

Landing

Having carpeted flooring, radiator, ceiling light point and doors to bedrooms and shower room

Bedroom 1

14' 9" x 8' 9" (4.50m x 2.67m)

Having two double glazed windows to the front aspect, storage cupboard, radiator, ceiling light point and carpeted flooring

Bedroom 2

11' 3" x 7' 4" (3.43m x 2.24m)

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bedroom 3

8' x 9' 9" (2.44m x 2.97m)

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Shower Room

Having a WC, wash hand basin, shower cubicle, radiator, spotlights and laminate flooring

Outside

Front

Having a brick wall, laid to lawn, paved pathway to the front entrance door and a service road to the side for access to the rear parking

Rear

Backing onto Hednesford Hills Local Nature Reserve and having a gravel courtyard area, garage access and laid to lawn

Location

Backing onto Hednesford Hills Local Nature Reserve, this property is perfectly located in a desirable area within walking distance of the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being close to Beaudesert Golf Club, local amenities, having excellent transport links and being situated within a good school catchment area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/CNK106513



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Property Ref: CNK106513 - 0001