



**Connells**

Littleworth Road  
Hednesford, Cannock



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Hednesford, Cannock, WS12 1HY

for sale offers over  
**£280,000**



### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this DETACHED FAMILY HOME boasting THREE BEDROOMS , TWO RECEPTION ROOMS and MUCH MORE!

To the Ground Floor the property briefly comprises of an entrance hallway offering access to the living room, kitchen, study and Guest WC. The kitchen is fully fitted with white units and integrated appliances with spotlights and door access to the utility and living room. The generous living room offers plenty of space and room for a dining area, with an influx of natural lighting coming from patio doors leading to the rear garden. To the front of the property is the Study and Guest WC/Wet Room.

To the First Floor having THREE BEDROOMS and a FAMILY BATHROOM.

Externally benefiting from a huge driveway suitable for multiple vehicles and access to the garage. To the rear being an enclosed garden with a raised laid to lawn area and garden shed.

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, Hednesford Hills Local Nature Reserve, close to local amenities, having excellent transport links and being situated within a good school catchment area.

### Entrance Hall

Having an UPVC entrance door, bamboo flooring, radiator, under stairs storage cupboard, ceiling light point, doors leading to other ground floor living areas.

### Lounge / Dining Room

14' 4" x 19' 6" ( 4.37m x 5.94m )

Having a fitted gas fire, carpeted flooring, ceiling and wall light points, spot lighting, double glazed doors to the rear garden, door leading to the kitchen, space for dining table and chairs.

### Kitchen

6' 11" x 16' 6" ( 2.11m x 5.03m )

Being a fully fitted kitchen with a range of wall and base units with laminate worktops covering, breakfast bar, inset bowl sink and drainer, integrated double oven and grill, plus 5 ring gas hob with extractor hood, space for a fridge-freezer and dishwasher, ceiling spot lights, ceiling skylight, tiled flooring, double glazed window to the rear aspect.

### Utility Room

Utility area with space and plumbing for a washing machine and further skylight.

## Study

8' x 11' ( 2.44m x 3.35m )

Having laminate flooring, ceiling light point, radiator, double glazed window to the front aspect.

## Guest Wc

Having a low level WC, wash hand basin, tiled flooring, ceiling spot lights, extractor fan, radiator.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, double glazed window to the side aspect, loft hatch, access to all bedrooms and family bathroom.

## Bedroom 1

13' 9" x 10' 5" ( 4.19m x 3.17m )

Having carpeted flooring, radiator, ceiling light point, double glazed window to the rear.

## Bedroom 2

7' 10" x 11' 3" ( 2.39m x 3.43m )

Having laminate flooring, ceiling light point, radiator and double glazed window to the front aspect.

## Bedroom 3

5' 10" x 8' 3" ( 1.78m x 2.51m )

Having carpeted flooring, ceiling light point, radiator and double glazed window to the front aspect.

## Family Bathroom

Having a P shaped bath with shower above, wash hand basin, low level W/C, tiled flooring and walls, ceiling light point, double glazed window to the side aspect.

## Outside

### Garage

Wooden door accessible via the driveway with light and electric.

### Front

Having a generous tarmac driveway offering parking for multiple vehicles.

### Rear

Having a large laid to lawn area and various shrubbery surrounding, and garden shed to the rear.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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