

Littleworth Road

Hednesford, Cannock, WS12 1HY

John German



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£400,000

A most attractive and beautifully presented detached family home occupying a superb position backing onto Hednesford Hills.

John German are proud to present this superbly appointed and recently extended four bedroom detached family home situated in a small development of homes, built in 2017 by well-regarded builders. Located just off Littleworth Road, this detached family home occupies a lovely position backing onto Hednesford Hills within easy reach of shops and facilities in Cannock. For local schooling this property falls into the catchment area for St Peter's CofE Primary Academy and for secondary education, the house falls within the catchment area of Kingsmead Academy. For those who enjoy outdoor exercise, Hednesford Hills Local Nature Reserve is situated directly behind the property and Cannock Chase, an area of outstanding natural beauty is just a short drive away.

Internally the property comprises of composite entrance door opening into the welcoming hallway with laminate wooden effect flooring, spotlights to the ceiling, carpeted stairs rising to the first floor, a useful understairs storage cupboard and oak style internal doors leading off to the ground floor accommodation .

The warm and inviting living room has a uPVC double glazed window to the front aspect, laminate wooden effect flooring, both spotlights and a ceiling light point to the ceiling, modern vertical wall mounted radiator and French doors opening out onto the rear garden.

The guest cloakroom has a low level WC, a wash hand basin with mixer tap and drawer unit, chrome style heated towel rail, laminate flooring and spotlights to the ceiling.

Having been recently extended by the current owners, the heart of the home is the impressive open plan kitchen/dining/living space, cleverly designed and planned with modern family living in mind. The superb rear extension has three velux skylights, bi-folding doors leading out to the rear patio seating area along with two windows overlooking the rear garden allowing natural light to flood the room,. There are large floor tiles, spotlights to the ceiling, a breakfast bar and a modern fitted kitchen with an extensive range of matching wall and base units and various integrated appliances.

Upstairs you are greeted by a spacious landing with doors leading off into the four bedrooms and family bathroom.

The master bedroom has carpeted flooring, ceiling light point, fitted wardrobes with sliding doors and a uPVC double glazed window to the rear aspect. It also has its own luxury en-suite shower room.

Bedroom two forms part of the new extension and has a Velux skylight to the front aspect, uPVC double glazed window to the rear aspect, carpeted flooring, both ceiling light point and spotlights, feature wall panelling and the very useful eaves storage space with mirrored sliding doors. Bedroom three is an additional double bedroom currently being utilised as a dressing room by the current owners and bedroom four is a fair size single room.

The modern family bathroom has a white panelled bath with glass shower screen in tiled surround with electric shower over, a low level WC, a wash hand basin with mixer taps and a drawers, part tiled walls, chrome style heated towel rail, a uPVC double glazed obscure window to the front aspect and ceiling spotlights.

Outside to the front of the property is off-road parking for various vehicles and access into the garage. A side gate leads to the rear garden that has recently been landscaped having a large paved patio seating area, lawn, well stocked borders with a variety of plants and shrubs, a decked seating area with balustrade enjoying views to rear overlooking Hednesford Hills. The garden really is a great space for summer entertaining with family and friends.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Cannock Chase District Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23102024







Ground Floor



Floor 1

Approximate total area[®]

1349.48 ft²

125.37 m²

Reduced headroom

5.9 ft²

0.55 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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