



2 Fallow Park, Rugeley Road,  
Cannock Chase, Hednesford, WS12 0AB



**MARK BENTLEY**  
ESTATE AGENT





# 2 Fallow Park

Cannock Chase, Hednesford, WS12 0AB

*A super spacious contemporary 5 double bedroom 2 bathroom 2 Guest Cloakroom freehold detached home with stunning lounge & dining kitchen and double garage. Set in this private gated development on the edge of Cannock Chase & Beaudesert Golf Course*

**2 Fallow Park** is located with 15 other super contemporary detached homes in this thoughtfully laid out and landscaped private gated development nestled off the Rugeley Road A460 on the edge of Cannock Chase, an area of outstanding natural beauty, close to Beaudesert Golf Course and within easy reach of comprehensive shopping facilities at Hednesford and Cannock (including the new McArthur Glen Designer Outlet) and only a mile from Hednesford Train Station with regular daily services to Birmingham.

For the driving commuter it is just 4 miles to the A5 and M6 Toll, 10 miles to Lichfield and Walsall and 20 miles to Birmingham City Centre.

This spacious and light & airy family home comprises:

**Foregarden** Block paved drive, pathway, lawn and boundary hedging.

## Ground Floor

**Reception Hall** Cloaks cupboard, further store cupboard, doors to Kitchen, garage and cloakroom and stairs to the first floor.

**Guest Cloakroom** WC, wash basin, radiator, full height wall tiling and window facing front.







**Double Garage 4.95m x 4.98m** Electric up and over door and doors to hall and side.

### **Large Kitchen /Diner with Sitting Area**

**Kitchen: 5.18m x 4.17m** Comprehensive range of fitted units including base cupboards and drawers with long work surfaces over, matching wall cupboards, two built in ovens including microwave function and warming drawer, dishwasher, fridge and freezer, feature central island with space for 4 stools, built in induction hob and designer extractor hood over and window overlooking rear garden with double doors to the patio.

**Sitting Area 3.61m x 2.41m** Ideal as an additional dining area and having a further window overlooking the garden.



**Utility Room 2.46m x 1.83m** Fitted base cupboards & drawers and work surfaces, sink unit, plumbing for washing machine, space for tumble dryer and door to side.

### **First Floor**

**Landing** Doors to Lounge, Bedrooms 4 & 5 and Guest WC.

**Superb Lounge 8.08m x 5.18m** Double entrance doors, feature central fireplace inset with large TV and wide feature electric fire, radiators, window with glazed double doors to the front balcony and window with glazed double doors to the rear balcony.

**Bedroom 4 3.61m x 3.28m** Currently used as a study/snug. Radiator and window overlooking the rear garden.

**Bedroom 5 3.61m x 3.28** Radiator and two windows facing front.

**Guest WC** Wall hung wash basin with cupboard under, WC, radiator, full height wall tiling and window facing side.

### **Second Floor**

**Landing** Doors to Bedrooms 1,2 & 3 and the family bathroom and a storage cupboard.









**Bedroom 1 (Principal Bedroom) 4.32m x 3.35m** Built in mirrored doored wardrobes, radiators, window facing front and open access to:

**Dressing Room 2.57m x 2.36m** Built in mirror doored wardrobes, window facing front and door to:

**En-suite Shower Room 2.57m x 2.13m** large shower cubicle, Wash basin, WC, radiator and window facing front.

**Bedroom 2 4.47m x 3.81m** Built in mirror fronted wardrobes, radiator and window overlooking the rear garden.

**Bedroom 3 3.61m x 2.49m** Built in mirror fronted wardrobe, radiator and window facing front.

**Family Bathroom 2.36m x 2.13m** Panelled bath with shower fitment and shower screen, wall hung wash basin, WC, full height wall tiling, radiator and window facing side.

### Outside

**East Facing Rear Garden** Paved patio (partly covered by the balcony above), centre wooden steps to lawn, boundary fencing and trees and backing onto Cannock Chase.

### General Information

**Tenure:** Freehold

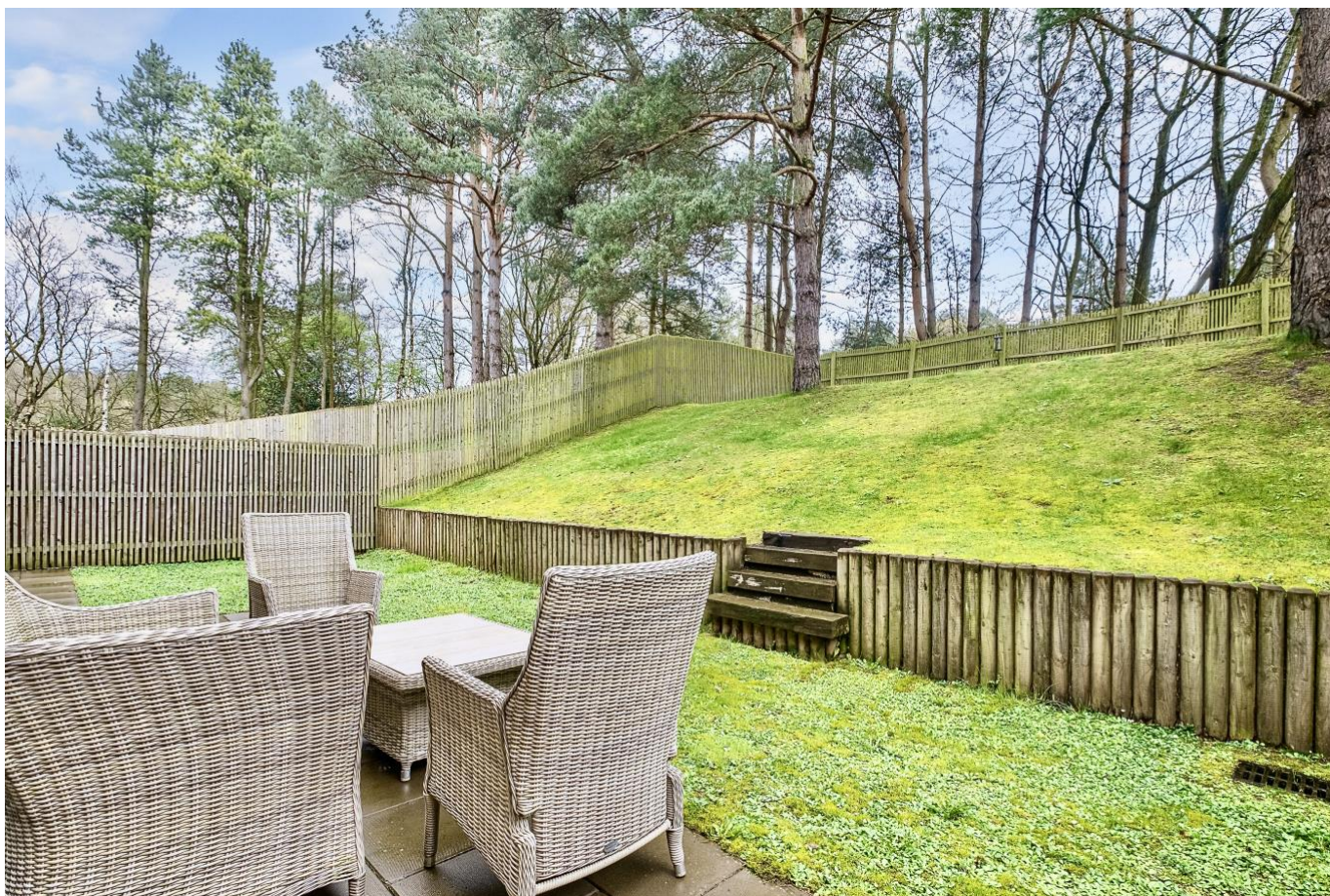
**Council Tax:** F

**Services:** Mains electric & water are connected. There is a Graf Sewage Treatment System on the development.

**Service Charge:** The current service/management charge is £600 per annum.

**Broadband:** Fast Full Fibre Broadband is available from numerous suppliers.

**Viewing:** Call 0121 353 6212 or 07768 035065 or email [mark.bentley@exp.uk.com](mailto:mark.bentley@exp.uk.com) to arrange a viewing appointment.









GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



0121 353 6212

07768 035 065

mark@markbentley.co.uk

www.markbentley.co.uk



**MARK BENTLEY**  
ESTATE AGENT



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.