



Littleworth Road, Hednesford, Cannock

Offers In Region Of £270,000

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Littleworth Road, Hednesford, Cannock

THINKING OF SELLING YOUR HOME ? CONTACT LEE COOKE - Quote Ref LC1235

Lee Cooke eXp Personal Estate Agents presents this highly deceptive and beautifully presented link-detached family home situated on the ever-popular Littleworth Road, Hednesford, enjoying pleasant green views to the front.

Externally, the property benefits from ample off-road parking to the front, a low-maintenance front garden, and a delightful rear garden featuring a raised entertainment decked area and lower-level paved patio, perfect for outdoor relaxation and entertaining. The garage to the side provides additional storage or potential for conversion (subject to relevant permissions).

Internally, the home comprises an entrance porch leading to a welcoming hallway, a spacious lounge with feature log burner, and an open-plan entertainment kitchen and dining area with integrated appliances. To the rear, a sunroom/conservatory adds further versatile living space overlooking the garden.

The first floor offers three well-proportioned bedrooms and a modern fitted shower room. This charming home is ideal for families seeking comfort, style, and practicality. Viewing is highly recommended to fully appreciate the accommodation on offer.

Location and Area

Situated in the ever-popular area of Hednesford, this property enjoys a convenient and well-connected setting. The area offers a fantastic selection of local shops, highly regarded schools, doctors, dentists, public houses, and eateries, all within easy reach.

Cannock Town Centre and the McArthurGlen Designer Outlet are just a short distance away, providing excellent shopping, dining, and leisure opportunities. For commuters, the property offers easy access to Hednesford Train Station, Cannock Station, and major road links including the M6 and M6 Toll, ensuring smooth travel across the Midlands.





Entrance Porch / Hallway

Having a solid composite front door with double-glazed windows to the front and side, LVT flooring, and a door leading into the main family lounge. There is a central heating radiator and a wall-mounted meter cupboard.

Family Lounge – 14'5" (into recess) x 14'8"

A spacious and inviting lounge featuring a double-glazed bow window to the front enjoying pleasant green views, a feature log burner with tiled hearth and oak beam mantle, central heating radiator, and stairs to the first-floor landing. Door leading to the entrance hall and kitchen/diner.

Entertainment Kitchen / Diner – 14'8" x 11'0"

A stunning and contemporary open-plan kitchen/diner with double-glazed patio doors leading to the conservatory/sunroom, and a double-glazed window overlooking the rear garden.

Fitted with a comprehensive range of refitted wall and base units complemented by granite worktops, matching upstands, and brick-effect tiled splashbacks.

Features include integrated appliances such as a dishwasher, washing machine, fridge/freezer, induction hob with oven and extractor, stainless steel sink unit, tiled flooring, zoned ceiling spotlights, and a central heating radiator.





Conservatory / Sunroom – 10'4" x 9'8"

A bright and versatile additional living space with double-glazed windows overlooking the rear garden, double-glazed French doors opening to the side entertainment patio, and patio doors returning to the kitchen/diner. Finished with tiled flooring.

First Floor Landing

Having loft access, which is believed to be insulated, part-boarded, and fitted with lighting. Stairs leading to the ground floor, shelved wall space, and doors to all first-floor rooms.

Bedroom One – 13'0" x 8'7"

A generous main bedroom with a double-glazed window to the front offering pleasant green views, central heating radiator, feature panelled wall, and built-in wardrobes.



Bedroom Two – 10'0" x 8'8"

Having a double-glazed window to the rear, central heating radiator, and modern feature fittings and fixtures.

Bedroom Three

Suitable as a child's bedroom, nursery, or home office with double-glazed window, central heating radiator, and neutral décor.

Family Shower Room

Fitted with a modern suite comprising a walk-in shower, wash hand basin, and low-level WC, complemented by tiled walls and flooring, heated towel rail, and double-glazed window.



Front Garden and Parking

Providing ample off-road parking with a low-maintenance gravelled frontage, planted shrubs, and security lighting.

Rear Garden

Beautifully landscaped with a raised decked entertainment area, lower-level paved patio, lawned section, stepping stone pathway, panel fencing, outside water tap, and security lighting – ideal for outdoor dining and family gatherings.

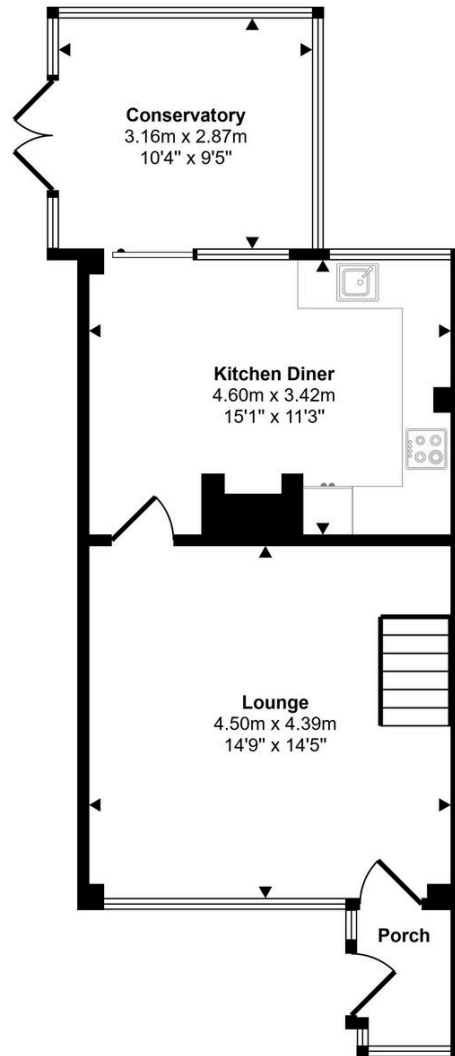
Garage – 17'3" x 8'9"

Having an up-and-over door to the front, lighting and power, wall-mounted combination boiler, and a rear access door leading to the garden. The garage offers excellent potential for conversion, subject to the necessary permissions.

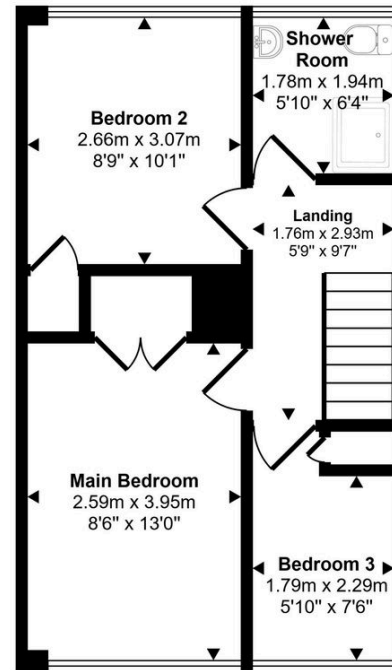




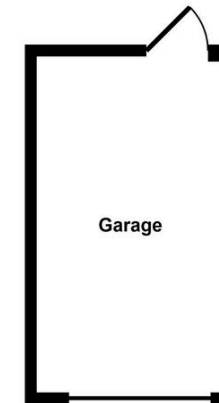
Approx Gross Internal Area
94 sq m / 1010 sq ft



Ground Floor
Approx 47 sq m / 511 sq ft



First Floor
Approx 37 sq m / 393 sq ft



Garage
Approx 10 sq m / 105 sq ft