



Stafford Lane, Hednesford, Cannock

Offers In Region Of £350,000

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DO YOU LIVE IN CANNOCK AND HAVE A FOUR BEDROOM DETACHED HOUSE YOU ARE THINKING OF SELLING ? WE HAVE BUYERS LOOKING - CONTACT LEE COOKE FOR A FREE SELLING PROPERTY CONSULTATION.

PROPERTY REF LC1235

Lee Cooke Personal Estate Agents eXp is delighted to offer for sale this beautifully presented, highly deceptive, and meticulously restyled detached family home situated in the ever-popular area of Hednesford.

Externally, the property enjoys a striking frontage featuring natural stone-tiled walling, artificial lawned sections, landscaped planting, external lighting, and a spacious tarmac driveway offering ample off-road parking. Feature apex and wooden detail canopy entrance. The frontage further boasts a remote-control garage entrance, creating a premium approach seldom found at this price point.

To the rear, the property continues to impress with a beautifully landscaped garden, enjoying dual entertainment patio areas, manicured lawns, raised rockery, external lighting, water points, and enclosed gated access, perfect for entertaining and relaxing.

Internally, a stylish entrance hall welcomes you with contemporary detailing, leading to the luxurious family lounge, complete with designer feature fireplace and bespoke media wall. The home flows effortlessly into the open-plan entertainment kitchen diner, beautifully equipped with integrated appliances, breakfast bar, under-stair storage/utility larder, and further access to the rear hall, guest WC, and 18 foot garage.

To the first floor, a stunning landing with glass balustrade and stainless-steel handrail provides access to three generous bedrooms and a luxury family bathroom with modern suite and LED Bluetooth media mirror.





Entrance Hall

A stylish and welcoming entrance hall featuring a stunning **glass-block feature wall**, LVT flooring, spotlights to ceiling, and a contemporary double-glazed composite front door. The hall offers access into the elegant family lounge and sets the tone for the high-end finish seen throughout.

Family Lounge – 19'1" x 14'2" (max) / 10'6" (min)

The luxury lounge is beautifully presented with a feature **slate-tiled chimney breast** housing a remote-control designer living-flame fireplace. A bespoke **media wall with integrated storage** provides an impressive focal point, while a double-glazed window with slate window sill allows natural light to enhance the space. LVT flooring and a central heating radiator add comfort and style. A feature glass-block partition wall opens into the hall, and a door leads into the entertainment kitchen diner.



Inner Hallway

The inner hallway offers a modern staircase fitted with a **stainless-steel handrail** leading to the first floor. Additional features include a smoke alarm, spotlights, and access to both the lounge and kitchen diner.



Entertainment Kitchen Diner – 19'0" x 9'2"

This superb open-plan kitchen diner provides a bright, sociable family space with multiple **double-glazed windows overlooking the landscaped rear garden**. It includes a range of stylish fitted wall and base units with roll-top work surfaces, a matching breakfast bar, induction hob, integrated double oven, extractor hood, fridge and sink unit. A doorway leads to the side entrance and there is access to the **large understair storage/utility larder**, offering ideal hidden storage space. Finished with a central heated radiator and attractive flooring, this space is perfect for entertaining.

Rear Entrance Hall

The rear entrance hall provides functional access to the kitchen, rear garden, additional storage cupboard, garage and the ground floor guest WC, making it a highly practical area for daily family use.



First Floor Landing

The stylish landing features a **glass balustrade with stainless-steel handrail**, double-glazed window to the side, fitted smoke alarms and spotlights to ceiling. Loft access via pull-down ladder offers part-boarded storage. Doors lead to all principal bedrooms and the family bathroom.

Bedroom One – 12'2" (into wardrobes) x 11'0"

A beautifully appointed main bedroom with fitted wardrobes, laminate flooring, central heated radiator and a double-glazed window to the front. A stylish part-panelled feature wall adds a sophisticated finish.

Bedroom Two – 12'0" x 9'3"

A further generous bedroom with a double-glazed rear window, built-in wardrobe, central heated radiator and door to landing. The room enjoys attractive décor and offers excellent proportions.



Bedroom Three – 8'9" x 7'8"

A well-designed third bedroom with a double-glazed window to the front, laminate flooring, central heated radiator, and access from the landing. Ideal as a child's bedroom, study or dressing room.

Family Bathroom

This luxury family bathroom features a fitted suite including a stylish bath with feature tiled panelling, integrated wash basin with matching WC, heated towel rail, and a double-glazed rear window. Spotlights to ceiling and a premium **LED Bluetooth media mirror** elevate the room into a spa-style retreat.





Garage – 18'3" x 8'3"

A spacious garage with internal lighting, plumbing for washing machine, and remote-control electric door providing access to the driveway. A rear access door leads into the rear entrance hall for added convenience.

Rear Garden

The rear garden offers a peaceful and stylish outdoor retreat, featuring a main entertainment patio, raised secondary patio area, lawned sections, external water tap, security lighting, and gated access to both front and side storage areas. A raised rockery with shrubs and plants adds texture and interest to this beautifully designed space.

Agent's Note

Lee Cooke EXP strongly recommends internal viewing to appreciate the exceptional design, décor and presentation of this stunning detached family home. The impressive entrance driveway and high-quality finishes throughout



Ground Floor Guest WC

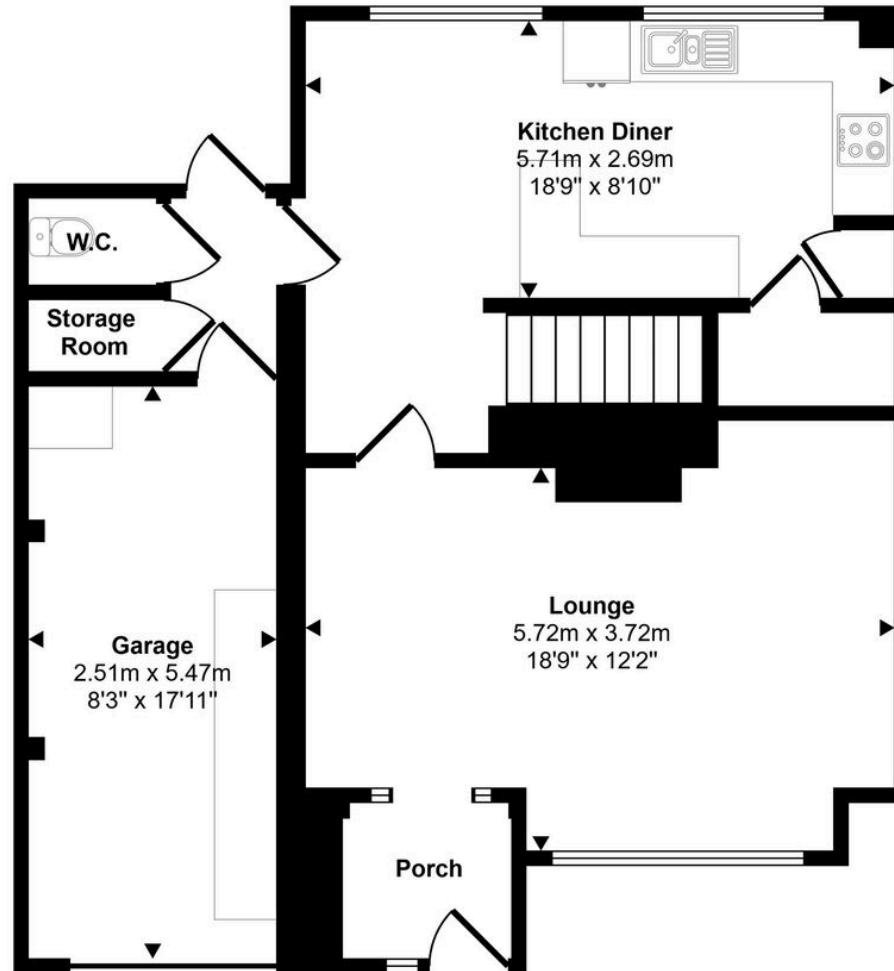
A convenient guest cloakroom fitted with a low-flush WC and a door connecting to the rear entrance hall.

Front Garden

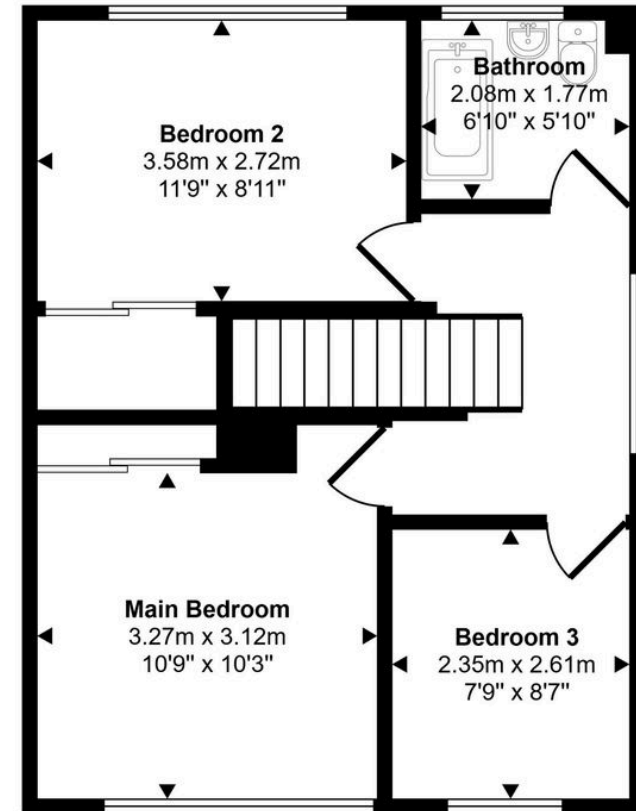
VIEWING IS HIGHLY RECOMMENDED to truly appreciate the beautifully presented frontage, which includes a large tarmac driveway, natural stone-tiled entrance walling, landscaped shrubs, slate capping, external power points, feature lighting, and gated access to the rear. Cedar wood detailing adds a premium aesthetic.



Approx Gross Internal Area
111 sq m / 1200 sq ft



Ground Floor
Approx 68 sq m / 729 sq ft



First Floor
Approx 44 sq m / 471 sq ft