



Littleworth Road, Hednesford
Cannock, WS12 1JB

Offers in the Region Of £300,000

Hednesford

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Paul Carr Estate Agents are delighted to market this extended and recently renovated detached family home located in a highly desirable area close to Cannock Chase overlooking open countryside to the rear.

The property has undergone a full renovation programme recently and comprises of an impressive kitchen with space for appliances and space for a dining table, guest WC and an extended living area with bi-fold doors opening to the rear garden.

To the first floor are three bedrooms and a luxurious bathroom.

The rear garden is not overlooked and has a decked area ideal for outside dining and entertaining.

The property is situated on the popular Littleworth Road close to Cannock Chase and within easy reach of shops and facilities in Cannock town centre and the MacArthurGlen Designer Outlet.

Call Paul Carr Cannock to arrange an appointment to view!





Property Specification

Extended Detached Family Home
 Recently Fully Refurbished Throughout
 Paved Driveway & Garage
 Stylish Fitted Breakfast Kitchen
 Extended Living Room with Bi-Fold Doors

Hall

WC

Kitchen
 4.70m (15'5") x 2.72m (8'11")

Living Room
 4.70m (15'5") x 3.04m (10')

Dining Area
 4.70m (15'5") x 2.94m (9'8")

Landing

Bedroom 1
 4.70m (15'5") x 3.10m (10'2")

Bedroom 2
 2.78m (9'1") x 2.71m (8'11")

Bedroom 3
 2.79m (9'2") x 1.96m (6'5")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 25th April 2024

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: C

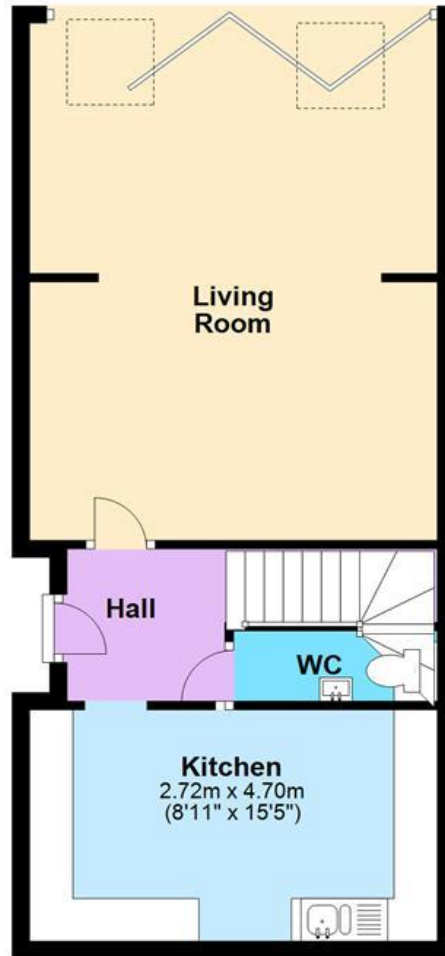
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

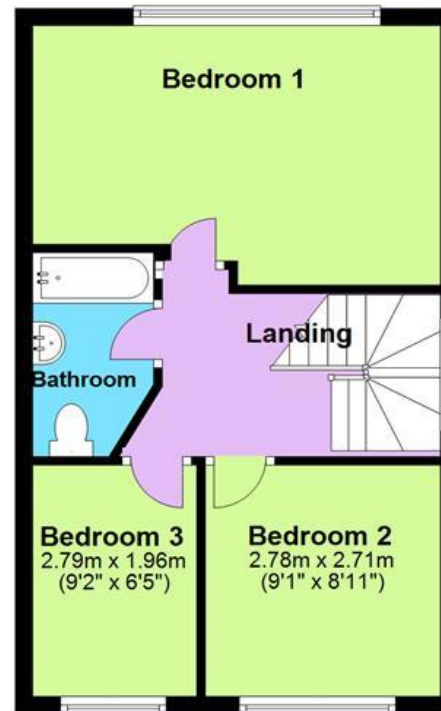
Ground Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



Total area: approx. 90.6 sq. metres (975.0 sq. feet)

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

