

Littleworth Road, Hednesford, Cannock, Staffordshire WS12 1NT



Offers In Excess Of £330,000 Freehold



To describe Littleworth Road as a 'must view' is almost a disservice to what the home offers! This immaculately presented and deceptively spacious four bedroom semi-detached family home is situated in the much sought after location of Hednesford, within a good catchment area for local schools and easy reach for local amenities, shops & public transport links and Cannock Chase; renowned for its natural beauty.



Property In Brief

The home uniquely offers a far from traditional semi-detached layout, has been tastefully and massively extended offering accommodation that is well designed to meet the needs of many different buyers, due to the generous living accommodation throughout, office spaces and multiple reception areas. Noted in particular for its lower ground floor office conversion which creates a potential annex with its bathroom to rear and garage conversion now offering a further reception area as a cinema room. A viewing is warmly invited to appreciate the standard and size it has to offer. The accommodation comprises of an entrance porch, entrance hallway, living room, dining room, kitchen with open plan access to further sitting room, a huge office space, utility room, downstairs WC, downstairs bathroom, cinema room, garage storage, first floor landing, four double bedrooms, an en suite to the main bedroom, a family bathroom, plentiful storage spaces throughout, an enclosed tiered rear garden with patio area and a driveway to the property front for at least three vehicles.

Entrance Porch

Providing access to office space and main entrance hallway with tiled flooring and radiator to side.

Entrance Hallway

With Moduleo luxury vinyl tiled flooring, ceiling spotlights, and access to living room, office, dining room, stairs and under stairs storage.



Living Room 12'11 x 12'5

With a double glazed bay window to front, radiator, double doors leading to dining room and Moduleo luxury vinyl tiled flooring.

Office Room 17'0 x 8'10

A real must see addition to the home, the office space would make a fantastic 'working from home' station for almost any job role and is segregated into two spaces with a double glazed window to front and side, radiator and Moduleo luxury vinyl tiled flooring.

Office Recess 7'8 x 5'6

Part of the office room, with open plan access and an ideal space for a work station or machinery.

Downstairs Bathroom

With a low level flush WC, hand sink basin, bath/shower cubicle, part tiled walls and Moduleo luxury vinyl tiled flooring with radiator.



Open Plan Living Room and Kitchen 33'4 x 9'5

Yet another must see feature to the home! The extended rear now offers a uniquely spacious further reception room leading to open plan kitchen and dining room access. With Moduleo luxury vinyl tiled flooring, Bifold doors leading out to rear garden and ceiling spotlighting.

The immaculate modern kitchen suite benefits from a range of wall and base units throughout, quartz worktops, an induction hob with extractor above, integrated NEFF dishwasher, integrated NEFF hide and slide oven and NEFF microwave, a one and a half sink bowl and drainer, a double glazed window to rear, built in fridge, Moduleo luxury vinyl tiled flooring, a wall to ceiling radiator and ceiling spotlighting.

Dining Room 12'8 x 9'10

A spacious dining room with double door access to living room, access to hallway and utility room with Moduleo luxury vinyl tiled flooring and wall to ceiling radiator.

Utility Room

With a roll top work surface, further storage cupboards and space for a washer/dryer and further fridge/freezer whilst providing access to downstairs WC and cinema room.



Downstairs WC

With a low level flush WC, hand sink basin and radiator with tiled flooring.

Cinema Room

12'7 x 7'6

Yet another, must see property feature! The cinema room is accessed via utility and makes up part of the converted garage with access to the front garage storage.

Landing

A spacious landing with spotlighting, a double glazed window to rear and with access to four bedrooms, family bathroom, loft space and airing cupboard.

Bedroom One

18'9 x 8'10

A really well sized main bedroom with built in wardrobes, a double glazed window to front and radiator with access to en suite bathroom.

En Suite

With a low level flush WC, hand sink basin, bath/shower cubicle, an obscured double glazed window to rear and radiator.

Bedroom Two

11'4 x 9'10

Another spacious double bedroom with a double glazed window to front, built in wardrobe space and radiator.

Bedroom Three

11'4 x 11'2

Yet another really spacious double bedroom with a double glazed window to the property front, a storage cupboard and radiator.

Bedroom Four

11'6 x 7'11

You guessed it, another double bedroom! This time overlooking the property rear via a double glazed window with radiator.

Family Bathroom

A spacious family bathroom with a low level flush WC, bath unit, separate walk in shower cubicle, a hand sink basin, tiled walls, a heated towel rail and two obscured double glazed windows overlooking the property rear.

Garage Storage

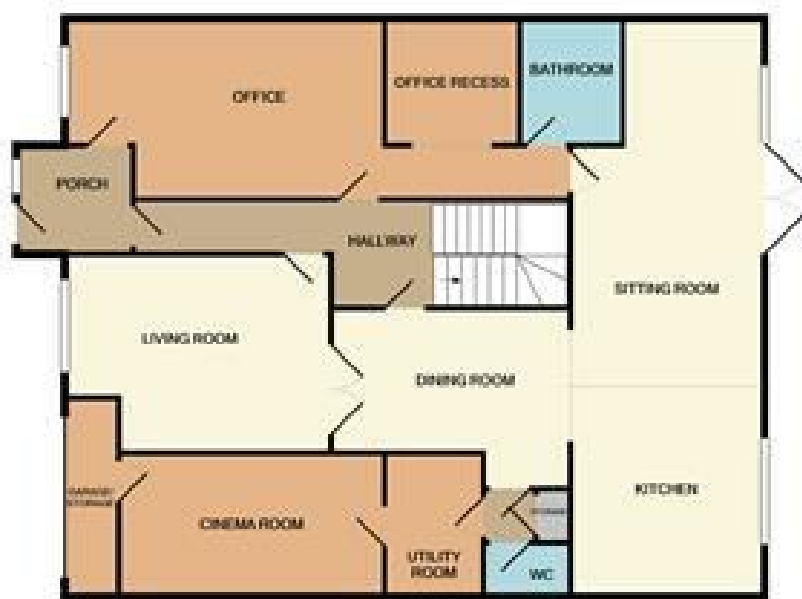
Still keeping the garage aesthetic with the alarmed up and over remote controlled roller door to front with plentiful storage space and access to cinema room.

Externally

To the property front is a paved driveway for at least three vehicles and a paved front garden area. To the property rear is a spacious paved patio area with ample space for seating areas and furniture. A little further beyond is a lower tiered garden space with mature shrubbery and trees surrounding keeping it a private space with lawn space and space for shed.

Tenure

The property is believed to be Freehold.



GROUND FLOOR



1ST FLOOR

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, structural, internal and other details 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 a guide only for general reference purposes. The services, systems and appliances shown here are not to be taken as a guarantee as to their operation or efficiency can be given. (Made with reference to 1975)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	