



Herondale
Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom semi-detached property with large rear summer house. NO ONWARD CHAIN.

The property has a modern finish throughout and briefly comprises: side entrance hallway, large front lounge, kitchen to the rear with conservatory/dining area, landing, two double bedrooms and a modern fitted bathroom.

Externally, there is a block paved driveway offering ample of road parking, plus a low maintenance private rear garden with large patio area and raised decking leading to the large summer house currently used as a games room with bar area.

The property benefits from UPVC double glazing and central heating through out.

The property is well placed to provide easy access to Cannock & Hednesford town centres, both offering a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

SIDE ENTRANCE HALL:

UPVC side entrance door, ceiling spot light, tiled flooring, useful store cupboard, doors to the kitchen and lounge.

LOUNGE:

11' 11" x 14' 4" (3.62m x 4.37m)
Laminate flooring, coving, TV aerial & phone sockets, recess spot lights, radiator, stairs to the first floor, window to front.

KITCHEN:

11' 11" x 8' 5" (3.62m x 2.57m)
Range of matching wall and base units incorporating cabinets with a gloss black finish plus drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a range cooker, washing machine and fridge freezer, tiled flooring, light point, opening to the conservatory/diner.

CONSERVATORY/DINER:

8' 0" x 9' 3" (2.45m x 2.82m)
Pitched poly-carbonate roof with a UPVC frame set on brick base, tiled flooring, light points, fitted cabinets, French doors to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, doors off to two bedrooms and the bathroom.

BEDROOM ONE:

11' 11" x 8' 10" (3.62m x 2.70m)
Built in wardrobes and overhead cabinets, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

11' 11" x 8' 4" (3.62m x 2.54m)
Carpeted flooring, ceiling light point, radiator, and window to front.





FAMILY BATHROOM:

Modern fitted white suite comprising: bath with shower over, wash hand basin set on drawer vanity unit, low level W/C, cabinet, wall tiling, vinyl flooring, ceiling light point, heated towel rail, extractor and large airing cupboard.

SUMMER HOUSE:

18' 9" x 17' 10" (5.71m x 5.44m)
Large summer house with electrics and lighting, bar area, space for a pool table. Ideal for use as a home studio, office etc.

EXTERNALLY:

At the front is a tarmac drive with parking for at least three vehicles which leads to the side entrance and gated rear access. The private

low maintenance rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, steps from the patio leading to the summer house with decking area and lower level area perfect for a hot tub or fire pit. There are also a number of outside sockets and water points.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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