



Essex Drive  
Hednesford



# Essex Drive Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this well presented and spacious two bedroom semi-detached house (originally a three bedroom house).

The property offers plenty of living accommodation throughout and briefly comprises: entrance hall, lounge, rear dining room, breakfast kitchen, conservatory, shower room, garage, landing, two bedroom and a large bathroom (originally a bedroom).

Externally three is a private driveway with parking for up to three vehicles, plus a low maintenance private rear garden with two tiered artificial lawn ideal for entertaining guests, perfect for children and pets, as well as garden shed.

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.

## HALLWAY:

Entrance door, carpeted flooring, radiator, ceiling light point, stairs to first floor and door to lounge

## LOUNGE:

13' 7" x 11' 8" ( 4.14m x 3.56m )

Double glazed window to the front aspect, radiator, electric fireplace, ceiling light point, carpeted flooring and double doors to the dining room

## DINING ROOM:

10' 3" x 9' 1" ( 3.12m x 2.77m )

Radiator, ceiling light point, carpeted flooring, storage cupboard, archway to kitchen and doors to lounge, conservatory and shower room

## BREAKFAST KITCHEN:

9' 4" x 13' 1" ( 2.84m x 3.99m )

Fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and half bowl sink/drainers, tiled walls, plumbing, integrated oven, space for fridge/freezer, radiator, vinyl flooring, double glazed window to the rear aspect and door to conservatory

## SHOWER ROOM:

Double glazed windows to the rear aspect, WC, wash hand basin, shower cubicle, tiled walls, ceiling light point, towel radiator and vinyl flooring

## CONSERVATORY:

14' 7" x 13' 3" ( 4.45m x 4.04m )

Insulated tiled roof, double glazed doors to the rear garden, radiator, spotlights, wall light and carpeted flooring,

## LANDING:

Having carpeted flooring, double glazed window to the side aspect, loft access (boarded loft space with light) and doors to bedrooms and bathroom

## BEDROOM ONE:

8' 9" x 8' 4" ( 2.67m x 2.54m )

Double glazed window to the front aspect, built in wardrobes, radiator, ceiling light point and carpeted flooring







**BEDROOM TWO:**

9' 1" x 8' 8" ( 2.77m x 2.64m )

Having a double glazed window to the rear aspect, wardrobes and storage cupboard, radiator, ceiling light point and carpeted flooring

**BATHROOM:**

7' 8" x 11' 8" ( 2.34m x 3.56m )

Double glazed window to the rear aspect, WC, wash hand basin, bath with shower over, vanity unit, towel radiator, ceiling light point, storage and carpeted flooring



**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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