



Hillside Close  
Hednesford



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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi detached house with large driveway with parking for five/six vehicles.

The property features a good sized lounge-diner and modern fitted breakfast kitchen plus reception hall on the ground floor. Upstairs are three bedrooms, landing area and wet room.

Externally the property offers: detached garage, the aforementioned large drive and a private rear garden which features patio area and lawn with attractive planted borders. The property benefits from UPVC double glazing and central heating through out.

Located in Hednesford just a few minutes from Cannock Chase, an area of outstanding natural beauty. It is conveniently located for commuter access to Cannock & Rugeley town centres which offer a wide range of amenities, whilst also being within walking distance of Hednesford town centre. Commuter routes include the A34, A460, A5 & M6 Toll road, with local and national train routes also available from Cannock and Hednesford train stations.

## RECEPTION HALL:

UPVC double glazed front door, laminate flooring, ceiling light point, two useful storage cupboards, stairs to first floor accommodation, doors to kitchen and lounge-diner.

## LOUNGE-DINER:

18' 8" x 11' 0" (5.69m x 3.36m)  
Feature fireplace with Minster surround, laminate flooring, coving, TV & phone sockets,

ceiling light points and window and French doors to rear garden.

## KITCHEN:

11' 5" x 12' 6" max (3.49m x 3.82m)  
Range of matching wall and base units with work surface, inset bowl sink and drainer with mono tap, integrated oven and four ring gas hob with extractor fan, laminate flooring, coving, ceiling light point, radiator, space and plumbing for washing machine, dishwasher & fridge/freezer, breakfast bar and two windows to front.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, access to loft, doors off to three bedrooms, family bathroom and airing cupboard.

## MASTER BEDROOM:

11' 7" x 11' 0" (3.54m x 3.35m)  
Carpeted flooring, radiator, coving, ceiling light point with fan and window to rear.

## BEDROOM TWO:

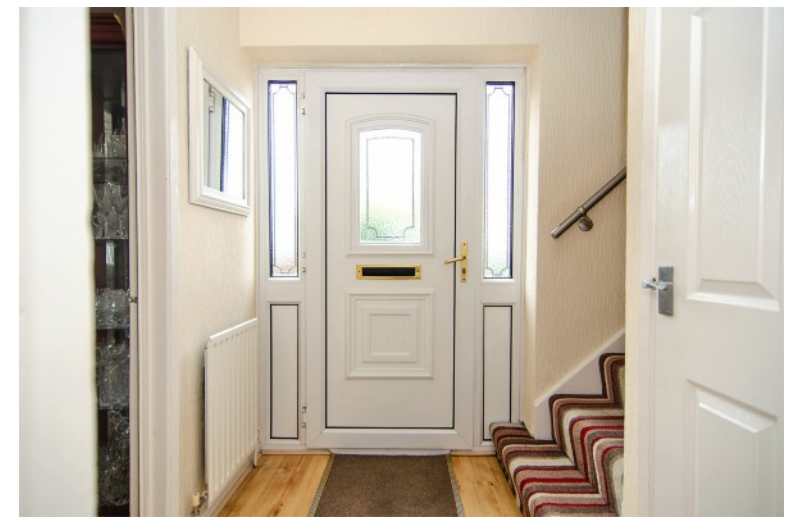
11' 7" x 8' 6" max (3.53m x 2.60m)  
Laminate flooring, ceiling light point, radiator and window to front.

## BEDROOM THREE:

12' 8" x 6' 9" (3.85m x 2.06m)  
Laminate flooring, window to rear, ceiling light points and radiator.

## WET ROOM:

Suite comprising: electric shower, low level WC, wash hand basin, ceiling light point and window to front.





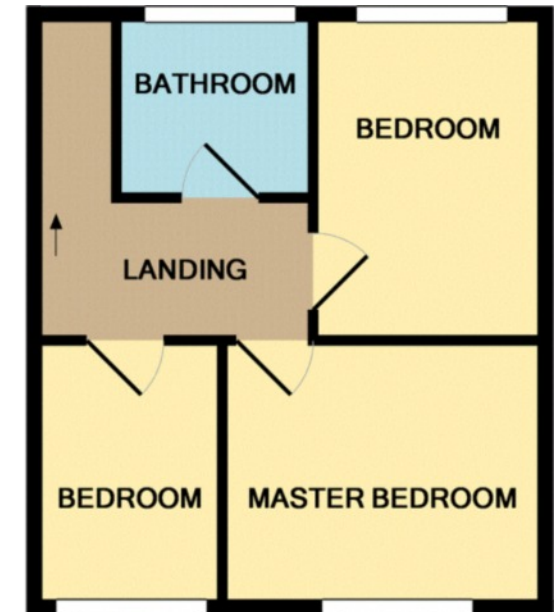
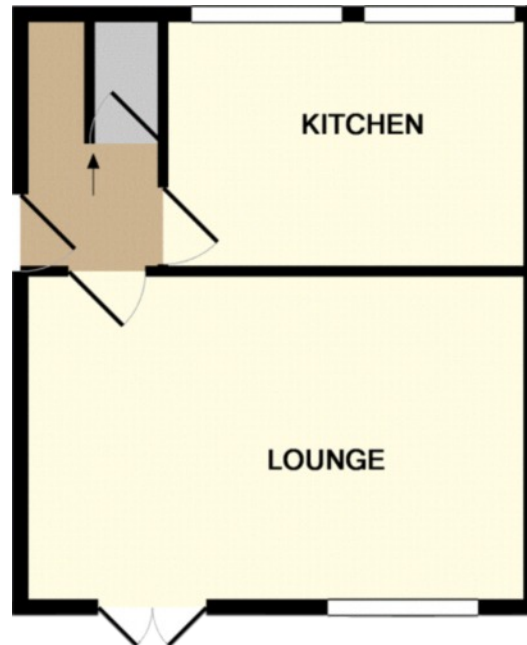
**VIEWING:**

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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