



Littleworth Road
Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom link detached house.

On the ground floor the property comprises a spacious lounge, modern open plan kitchen-diner, delightful rear conservatory, front porch, utility and garage store. Upstairs are three good sized bedrooms, landing and a modern fitted bathroom.

Externally the property features a secure two car gated driveway to the front with useful power point. To the rear is a good sized, low maintenance private garden with gated patio area, Astroturf area and home bar with lighting and power. The property benefits from UPVC double glazing and central heating throughout.

The property is 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.

PORCH:

Front entrance door, meter cupboard, tiled flooring, ceiling light point and door to lounge.

LOUNGE:

4.465 x 4.275 (14'7" x 14'0") - Carpeted flooring, TV & phone sockets, coving, ceiling and wall light point, radiator, stairs to first floor accommodation, window to front and double doors to the kitchen-diner.

KITCHEN-DINER:

4.452 x 3.335 (14'7" x 10'11") - Range of modern matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for appliances, laminate flooring, spot lighting, space for table and chairs, window to rear and patio doors to the conservatory.

CONSERVATORY:

2.9 x 2.572 (9'6" x 8'5") - Poly-carbonate sloping roof with upvc frame set on a brick base, ceiling light point with fan and French doors to rear garden.

UTILITY:

Space for appliances, tiled flooring, ceiling light point, wall units and work surface plus door to garage and w/c.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

3.815 x 2.615 (12'6" x 8'6") - Built in wardrobe, coving, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

2.806 x 1.803 (9'2" x 5'10") - Built in wardrobe, coving, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM THREE:

2.06m x 2.96m Carpeted flooring, radiator, coving, ceiling light point and window to front.





BATHROOM:

White suite comprising: bath with shower, pedestal wash hand basin, low level w/c, wall tiling, ceiling light point, heated towel rail, and opaque window to rear.

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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