



**Wood Lane  
Wedges Mills**

# Wood Lane Wedges Mills



Lovett&Co. Estate Agents are pleased to offer for sale this stunning four bedroom detached house, set on a generous plot with a substantial mature private rear garden.

The ground floor features a superb contemporary open plan living space with dining and sitting areas plus a high spec fitted kitchen with new bi-folding doors to the garden (2022). There is also a beautifully presented lounge, cinema/reception room, guest w/c, utility and inviting entrance hallway. Upstairs are four well proportioned bedrooms, two of which have en-suites, modern fitted family bathroom and landing.

Externally there is a driveway with ample parking plus the substantial private rear garden. The garden features a large decked patio area, AstroTurf and lawn areas, superb bar plus a variety of plants, trees and shrubs.

Other benefits include new windows (2022), new fascias (2022), re-rendering (2023) and a new Worcester Bosch boiler (2018).

The property is situated in the semi rural area of Wedges Mills, Cannock which offers 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.

## RECEPTION HALL:

Accessed via the front porch and featuring: front entrance door, tiled flooring, ceiling light point, carpeted stairs to first floor accommodation and doors to kitchen, cinema/reception room and lounge.

## LOUNGE:

12' 0" x 17' 10" (3.66m x 5.43m)

Feature fireplace with contemporary surround, carpeted flooring, radiator, TV & phone sockets, ceiling light points, radiator and window to front.

## OPEN PLAN KITCHEN-DINER:

19' 7" x 18' 1" (5.97m x 5.50m)

Spacious open plan living space incorporating the kitchen-diner and sitting area, it features tiled flooring, vertical radiator and recessed spot lights. The kitchen area features a range of matching wall and base units incorporating cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, Range oven with extractor hood over, integrated dishwasher and wine cooler, tiled splash backs, breakfast bar, tiled flooring, recessed spot lights, door to utility and bi-folding doors to the garden.

## UTILITY:

2.7 x 1.8 (8'10" x 5'10")

Base units, work surfaces, space and plumbing for for washing machine and dryer, tiled flooring, recessed spot lights, window to rear and door to w/c.

## CINEMA/RECEPTION ROOM:

Carpeted flooring, radiator, coving and recessed spot lights.

## FIRST FLOOR LANDING:

Carpeted flooring, recessed spot lighting, opaque window to side, access to loft, doors off to four bedrooms and family bathroom.

## MASTER BEDROOM:

3.91 x 3.45 (12'9" x 11'3")

Built in wardrobe, carpeted flooring, radiator, recessed spot lighting, door to en-suite and window to rear.

## EN-SUITE:

White suite comprising: shower cubicle, cabinet wash hand basin, w/c, heated towel rail, tiled walls and flooring, ceiling light point and opaque window to side.

## BEDROOM TWO:

3.74 x 3.61 (12'3" x 11'10")

Built in wardrobes, carpeted flooring, ceiling light point, radiator, door to en-suite and window to front.





**EN-SUITE:**

White suite comprising: shower cubicle, cabinet wash hand basin, w/c, heated towel rail, tiled walls, vinyl flooring, ceiling light point.

**BEDROOM THREE:**

3.98 x 3.25 (13'0" x 10'7")  
Built in wardrobe, carpeted flooring, window to front, ceiling light points and radiator.

**BEDROOM FOUR:**

3.43 x 3.08 (11'3" x 10'1")  
Built in wardrobe, carpeted flooring, window to rear, ceiling light points and radiator.

**FAMILY BATHROOM:**

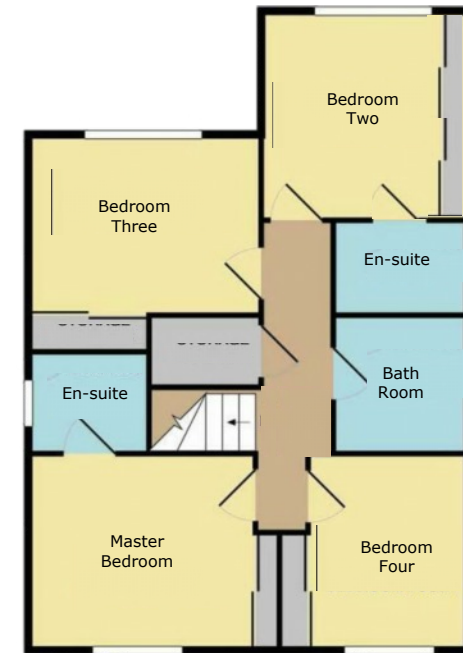
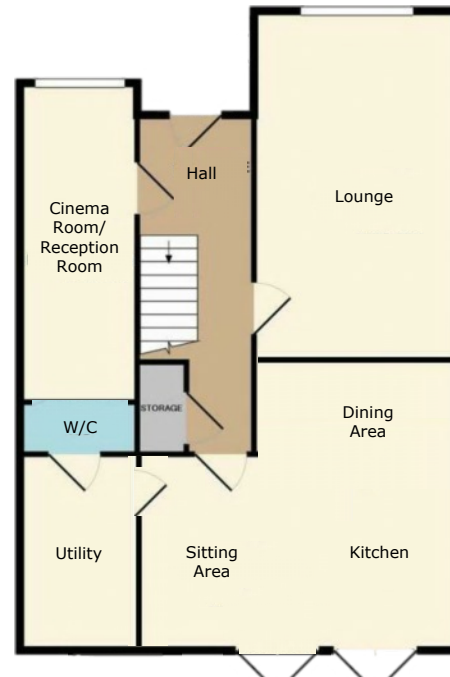
White suite comprising: P shaped bath with shower over screen, pedestal wash hand basin, W/C, tiled walls and flooring, heated towel rail and ceiling light point.

**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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