



Brook Cottage

Rawnsley Road, Hednesford

P.O.A

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Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this character three bedroom cottage with substantial plot backing directly onto Cannock Chase at the rear.

The property briefly comprises: side entrance hallway, front lounge with log burner, open plan kitchen-diner, large rear conservatory, ground floor utility/WC, landing, large master bedroom and two further singles with build in wardrobes, plus a family bathroom.

The block paved front driveway offers off-road parking for several vehicles with gated side access to the rear. There is also a car port to the side with further access through to the rear of the property.

The huge rear garden backs onto Cannock Chase, and area of outstanding natural beauty. There are a number of patio and gravel areas making it perfect for entertaining guest, as well as extended lawn areas, numerous flower beds, plants, shrubs and trees plus a brick build outbuilding with conservatory ideal for use as guest house or home office.

Other benefits include: UPVC double glazing and gas central heating throughout.

The property is located just a short drive from Hednesford High Street, as well as Cannock town centre and Rugeley both offering further amenities. Commuter benefits include easy access to major commuter routes including the A38, A5 & M6 Toll road. There are also intercity and Cross Country rails lines available at Cannock & Rugeley Stations.

SIDE ENTRANCE HALL:

Entrance door, patterned tiled flooring, ceiling light point, useful under stairs storage cupboard, stairs

to first floor and doors to the lounge, kitchen-diner and utility/WC.

LOUNGE:

15' 11" x 10' 11" (4.85m x 3.33m)

Feature fireplace with log burner, carpeted flooring, TV aerial, Internet & phone sockets, ceiling light point, radiator, windows to the front and side.

KITCHEN-DINER:

9' 0" x 18' 4" (2.75m x 5.60m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring hob with extractor fan, integrated fridge and freezer, space for dishwasher, flagstone tiled flooring, light points, dining area with patio doors to the conservatory and car port/garden.

CONSERVATORY:

9' 11" x 13' 0" (3.01m x 3.95m)

Poly-carbonate roof with UPVC frame set on a brick base, ceiling light and fan, electric wall heater, laminate tiled flooring and French doors to the patio area.

CAR PORT:

Wooden entrance door, light and electric points, open ended to the garden.

UTILITY AND WC:

6' 4" x 5' 5" (1.92m x 1.66m)

Tiled room with space and plumbing for a washing machine and dryer, low level WC and wash hand basin, radiator, light point and window to the rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors to the bedrooms and bathroom plus airing cupboard.





BEDROOM ONE:

15' 11" x 12' 0" (4.85m x 3.65m)
 Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

4' 11" x 11' 0" (1.50m x 3.35m)
 Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

4' 11" x 11' 0" (1.50m x 3.35m)
 Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

LARGE FAMILY BATHROOM:

White suite comprising: free standing roll top bath, walk in shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, ceiling spot lights and dormer windows to the front and rear.

VIEWING:

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

DISCLAIMER:

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