



Hill View Cottage
Rawnsley Road, Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious cottage set on approximately 1/3 of an acre with stunning views of the Hednesford Hills to the rear.

The location of this cottage is perfectly suited to buyers looking for a rural property with Hednesford Hills forming part of Cannock Chase, an area of outstanding natural beauty.

The large rear garden (which used to accommodate a horse paddock and stables) has direct gated access into the woods and heath-land at the rear and features a terraced patio area perfect for entertaining guests with the extended lawn ideal for families and pets to play.

The cottage offers an abundance of charm and character with a updated modern conveniences added by the current vendors. It briefly comprises: entrance porch and hall, sitting room, lounge opening to the dining area, modern fitted kitchen, conservatory, ground floor bedroom/office, landing with study area, three double bedrooms and a large family bathroom. Furthermore there is a block paved driveway to the front with parking for several vehicles.

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 rail lines available at Cannock & Rugeley Stations.

RECEPTION HALL:

Accessed from the porch and featuring: quarry tiled flooring, ceiling light point, stairs to first floor accommodation, doors to lounge and sitting room.

LIVING ROOM:

3.36m x 3.37m (11'0" x 11'0")
Feature fireplace with fitted log burner with brick surround, carpeted flooring, light point, radiator and window to the front.

LOUNGE AND DINING AREA:

6.25m x 3.66m (20'6" x 12'0")
Inglenook fireplace with fitted log burner and brick surround, carpeted flooring, ceiling light point, window to front, rear dining area with doors opening to the conservatory, kitchen and ground floor bedroom.

MODERN FITTED KITCHEN:

4.27m x 2.49m (14'0" x 8'2")
Range of matching modern fitted wall and base units incorporating cabinets, drawers and wooden work surfaces, inset bowl sink with mono tap, integrated double oven and grill, electric induction hob with extractor hood, dishwasher, fridge and freezer plus space for a washing machine, spot lights, laminate flooring, window to rear and door to the rear lobby leading to the garden and WC.

CONSERVATORY:

3.45m x 2.18m (11'4" x 7'2")
Insulated roof, UPVC windows set on a brick base, French doors to the rear garden, laminate flooring and light point.

BEDROOM FOUR/OFFICE:

5.03m x 2.54m (16'6" x 8'3")
Carpeted flooring, radiator, spot lights and window to the front. Currently set up as a bedroom but ideal for use as an extra sitting room or home office. There is also a loft space above with hatch.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and open landing area ideal for use as a study area.





BEDROOM ONE:

3.40m x 3.35m (11'2" x 11'0")
Carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

3.40m x 3.40m (11'2" x 11'2")
Carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM THREE:

3.86m x 2.44m (12'8" x 8'0")
Carpeted flooring, radiator, ceiling light point and window to front.

FAMILY BATHROOM:

White suite comprising: bath with shower over, vanity unit incorporating pedestal wash hand basin, low level W/C plus cabinets and drawers, wall tiling, ceiling spot lights and 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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