



Haycock Road
Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom mid-terraced house situated on a modern residential development.

The deceptively spacious property briefly comprises: entrance hallway, large front lounge, open plan kitchen-diner, guest WC, landing, three bedrooms plus an en-suite to the master and family bathroom.

Externally there is parking to front for two cars plus a landscaped private rear garden with gated rear access, lawn and decking areas, perfect for families to play and for entertaining guests.

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

The property is well placed to provide easy access to Cannock & Hednesford town centres, both offering 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:

Composite entrance door, laminate flooring, radiator, ceiling light point, carpeted stairs to the first floor, doors to the lounge and guest WC.

GUEST WC:

Suite comprising: low level WC, wash hand basin, ceiling light point, radiator and extractor.

LOUNGE:

11' 10" x 16' 1" (3.60m x 4.91m)
Feature fireplace, carpeted flooring, TV aerial & phone sockets, ceiling light point, radiators, window to the front and door to the kitchen-diner.

KITCHEN-DINER:

15' 1" x 10' 6" (4.60m x 3.20m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space for a fridge-freezer, washing machine and dryer, laminate flooring, ceiling light points, radiator, space for a dining table and chairs, under stairs storage cupboard, window and French doors to the rear garden.

GUEST WC:

Suite comprising: low level WC, wash hand basin, ceiling light point, radiator and extractor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, hatch to the boarded loft space with light point, doors off to three bedrooms, family bathroom and useful storage/airing cupboard.

BEDROOM ONE:

8' 6" x 11' 11" (2.60m x 3.62m)
Recess space for wardrobes, carpeted flooring, radiator, ceiling light point, window to the front and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle, low level WC, wash hand basin, light point, radiator, vinyl flooring and extractor fan.

BEDROOM TWO:

8' 6" x 10' 0" (2.60m x 3.05m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

6' 3" x 8' 10" (1.91m x 2.68m)
Carpeted flooring, ceiling light point, radiator and window to the front.





FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, radiator, extractor 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.

DISCLAIMER:

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