



Littleworth Road
Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom detached family home with ground floor extension and mature private rear garden overlooking Hednesford Hills.

The property briefly comprises: entrance hallway, front sitting room/study, extended open plan lounge-diner, breakfast kitchen with separate utility area, WC, garage, landing, modern fitted bathroom and three bedrooms.

Externally there is a large block paved driveway with parking for several vehicles plus a charming two tiered rear garden with lawn area, fence panels, mature planted trees, shrubs and bushes securing the borders. There is also a raised patio area with a greenhouse in situ.

The property also benefits from UPVC double glazing and gas central heating throughout provided by a modern combi boiler fitted in 2019.

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:

UPVC entrance door, bamboo flooring, radiator, light point, under stairs storage cupboard, doors to the front room, WC and lounge.

EXTENDED LOUNGE-DINER:

14' 4" x 19' 6" (4.38m x 5.95m)

Feature fireplace with fitted gas fire, carpeted flooring, coving, TV aerial sockets, ceiling and wall

light points as well as spot lighting, ample space for dining table and chairs, French doors to the rear garden and door into the kitchen.

KITCHEN:

6' 11" x 16' 6" (2.10m x 5.02m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces and breakfast bar, inset bowl sink and drainer with mono tap, integrated double oven and grill, plus 5 ring gas hob with extractor hood, space for a fridge-freezer and dishwasher, ceiling spot lights, ceiling skylight, tiled flooring, window to rear and opening to the rear utility area with space and plumbing for a washing machine and further skylight.

SITTING ROOM/STUDY:

8' 0" x 11' 0" (2.45m x 3.35m)

Laminate flooring, ceiling light point, radiator, window to front. Ideal for use as a second sitting room, hobby room or study.

GUEST WC:

Suite comprising: low level WC, wash hand basin, tiled flooring, spot lights, extractor fan and radiator. The room was designed to also accommodate a shower if required to complete a wet room.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, loft hatch with access to the mostly boarded attic via a pull down ladder, airing cupboard, doors off to three bedrooms and the family bathroom.

BEDROOM ONE:

13' 9" x 10' 5" (4.20m x 3.18m)

Carpeted flooring, radiator, ceiling light point, window to rear and ample space for wardrobes.





BEDROOM TWO:

7' 10" x 11' 3" (2.40m x 3.42m)
Laminate flooring, ceiling light point, radiator and window to the front.

BEDROOM THREE:

5' 10" x 8' 3" (1.78m x 2.52m)
Built in cupboard, carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

Modern white suite comprising: p shaped bath with screen and shower above, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light, heated towel rail and window to the side.

GARAGE:

Split wooden front door from the driveway, light and electric points, pitched tiled roof offering extra storage space.

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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