



Rawnsley Road  
Hednesford

# Rawnsley Road Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom detached family home which back directly onto Hednesford Hills at the rear.

The property has been tastefully decorated and well finished throughout with a number of character features mixed with modern conveniences, such as the interior wooden doors, multi fuel burner and the modern fitted kitchen and shower room.

Externally there is parking for several vehicles on the private driveway and the stunning three tier rear garden features patio, lawn and decking areas, perfect for entertaining guests and for families and pets to play, with the added bonus of a gated rear entrance directly onto the woodland at the rear.

Internally the property briefly comprises: entrance hallway, front dining room opening to the spacious rear lounge, a modern kitchen with large breakfast area and utility, WC, landing, three bedrooms and large shower room. There is also a rebuilt garage (2024) accessed from the driveway.

Other benefits include: UPVC double glazing and gas central heating throughout provided by a brand new combi boiler (2024).

The property is located on the outskirts of Cannock Chase, an area of outstanding natural beauty. It is conveniently located for commuter access to Cannock & Rugeley town centres which offer a wide range of amenities, whilst also being within walking distance of Hednesford town centre. Commuter routes include the A34, A460, A5 & M6 Toll road, with local and national train routes also available from Cannock and Hednesford train stations.

## RECEPTION HALL:

Entrance door, hard wood flooring, ceiling light point, radiator, stairs to first floor and doors to the dining room, lounge and kitchen.

## LOUNGE:

11' 0" x 12' 10" (3.35m x 3.91m)

Feature fireplace with fitted multi fuel burner, wooden flooring, coving, ceiling light point, contemporary vertical

radiator, French doors to the garden , opening to both the dining room and kitchen.

## DINING ROOM:

12' 0" x 9' 11" (3.66m x 3.02m)

Feature fireplace, wooden flooring, light point, radiator and bay window to the front.

## BREAKFAST KITCHEN:

17' 2" x 16' 1" (5.23m x 4.90m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a range cooker and American fridge freezer, ceiling spot lights and skylight, ample space for breakfast table and chairs, contemporary vertical radiator, under stairs store cupboard, opening to the utility.

## UTILITY:

Fitted work top with cabinet and drawer plus space beneath for washing machine and dryer, doors to eth garden and WC.

## WC:

Suite comprising: low level WC, wash hand basin, tiled flooring, radiator, window to side and wall mounted combi boiler.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft space.

## MASTER BEDROOM:

11' 6" into wardrobes x 12' 10" (3.50m x 3.92m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to rear with open views of countryside.

## BEDROOM TWO:

12' 0" x 10' 0" (3.66m x 3.05m)

Carpeted flooring, ceiling light point, radiator and window to front.

## BEDROOM THREE:

6' 9" x 7' 11" (2.06m x 2.42m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the front.





**SHOWER ROOM:**

White suite comprising: large walk in shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, heated towel rail, ceiling spot lights and window to rear.

**GARAGE:**

9' 1" x 13' 8" (2.77m x 4.16m)

The garage has been full renovated and rebuilt in 2024. It features: new fitted split opening front doors, light and electric points.

**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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