



Rugeley Road  
Hednesford



# Rugeley Road Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this exceptional three bedroom detached house with large ground floor extension to the rear.

The property sits on a large plot with a substantial rear garden and private driveway with double garage. Stand out features of the property include: reception hallway, good lounge and dining room, large rear open plan kitchen/diner with sitting area, downstairs WC, landing, three good sized bedrooms and a modern fitted family bathroom. The property has had some work carried out over the past few years with work including: re-painted exterior, new carpets throughout (except the living room), new fitted bathroom suite, new worktops and tiled splash backs in the kitchen, freshly landscaped rear garden with all new fence panels plus new fence panels to the frontage, new boiler fitted around 1 ½ years ago plus re-plastering in the master bedroom. The property benefits from UPVC double glazing and central heating through out.

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:

Accessed from the porch through French doors and further entrance door it features: laminate flooring, ceiling light point, carpeted stairs to first floor accommodation, doors to guest w/c, lounge, dining room and kitchen/diner.

## LOUNGE:

8' 0" x 12' 0" (2.43m x 3.65m)  
New feature fireplace with fitted coal effect gas fire, carpeted flooring, coving, TV & phone sockets, ceiling light points, archway to dining room, radiator and bay window to front.

## DINING ROOM:

10' 11" x 11' 11" (3.34m x 3.62m)  
Carpeted flooring, coving, ceiling light points, radiator and folding doors to kitchen/diner.

## OPEN PLAN KITCHEN/DINER:

18' 10" x 23' 9" (5.74m max x 7.25m max)  
Spacious L shaped room featuring: range of matching wall and base units incorporating display cabinets and new work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 5 ring hob with extractor fan, new wall tiling, tiled flooring, recess ceiling spot lights, integrated washing machine, fridge/freezer and dishwasher, breakfast area, access to loft, two windows to side, door and French doors to garden.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, doors off to three bedrooms and family bathroom.

## BEDROOM ONE:

11' 9" x 14' 6" into bay (3.57m x 4.43m)  
Carpeted flooring, radiator, recess spot lights and bay window to front.

## BEDROOM TWO:

11' 0" x 11' 11" (3.35m x 3.63m)  
Carpeted flooring, radiator, recess spot lights and window to rear.





**BEDROOM THREE:**

6' 9" x 8' 8" (2.06m x 2.64m)

Carpeted flooring, radiator, recess spot lights and window to front.

**NEW FITTED FAMILY BATHROOM:**

White suite comprising: P shaped bath with shower over, low level WC, vanity unit with fitted cabinets and wash hand basin, heated towel rail, recess ceiling spot lights and window to rear.

**EXTERNALLY:**

At the front is a block paved drive with parking for several vehicles which leads to the front entrance door and double garage. The large landscaped private rear garden is enclosed by fenced borders with gated side access and features; large block paved patio area ideal for entertaining, lawn, various trees, shrubs and raised flowerbeds, two large garden sheds and access to the double garage.

**DOUBLE GARAGE:**

24' 7" x 24' 5" (7.49m x 7.44m)

Metal up and over front door, strip lighting and pitched roof.

**VIEWING:**

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

**DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





