



**Belt Road  
Hednesford**

# Belt Road Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this spacious, two bedroom detached, dormer style property, set on a generous plot with large rear garden and driveway with ample parking.

The property boasts a modern open-plan design on the ground floor, seamlessly combining the lounge and dining spaces. You'll find a spacious, well-equipped kitchen, a sunroom for relaxation, a convenient guest w/c, and a sizable garage that can double as a gym. Moving upstairs, there are two generous double bedrooms, a landing area, and a family bathroom.

There is plenty of parking available on the private driveway, along with a spacious private rear garden that features both a patio and a lawn.

The property benefits from UPVC double glazing and central heating through out.

The property is located in Hednesford just a few minutes from Cannock Chase, an area of outstanding natural beauty and 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:

Accessed via the porch and featuring: entrance door, laminate flooring, ceiling light point, carpeted stairs to the first floor, doors to the lounge and kitchen-diner.

## LOUNGE AREA:

3.31m x 3.44m

Laminate, ceiling light point, radiator, open plan to dining/sitting area and window to the front.

## DINING/SITTING AREA:

3.63m x 4.38m

Laminate flooring, ceiling light point, window to rear and side, doors to w/c, garage and kitchen.

## KITCHEN:

2.40m x 4.38m

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob, space and plumbing for further appliances, tiled flooring, strip lighting, windows to rear, doors to side of property and to sun room.

## SUN ROOM:

2.53m x 3.50m

Pitched roof, laminate flooring, ceiling light point, windows and French door to rear garden.

## GARAGE/GYM:

7.12m x 3.55m

Roller shutter door, light and electric points.

## FIRST FLOOR LANDING:

Carpeted flooring, window to rear, ceiling light point, doors off to two bedrooms and family bathroom.

## BEDROOM ONE:

4.30m x 2.77m

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





**BEDROOM TWO:**

2.85m x 4.19m

Carpeted flooring, ceiling light point, fitted wardrobe and window to front.

**BATHROOM:**

Modern white suite comprising: bath, low level WC, pedestal wash hand basin, radiator, eaves storage, laminate flooring, ceiling light point and window to side.

**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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