



Hallum Way  
Hednesford



# Hallum Way Hednesford

Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented three bedroom detached house set on a sought after, modern development.

On the ground floor the property features a spacious lounge-diner, modern fitted kitchen, guest w/c and inviting entrance hall. Upstairs are three good sized bedrooms with en-suite to the master, landing and family bathroom.

Externally the property offers a good sized landscaped private rear garden with paved and decked patio areas, lawn and gravel area. There is also a driveway providing off road parking.

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 front entrance door, laminate flooring, ceiling light point, radiator, storage cupboard, carpeted stairs to first floor accommodation, doors to the kitchen, WC and lounge-diner.



## **LOUNGE-DINER:**

3.45m x 4.41m

Carpeted flooring, TV aerial & phone sockets, ceiling light point, radiator, storage cupboard and French doors to the rear garden.

## **MODERN FITTED BREAKFAST KITCHEN:**

2.44m x 3.70m

Range of matching modern wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, washing machine and fridge freezer, tiled flooring, ceiling spot lights and window to front.

## **DOWNSTAIRS WC:**

Modern white suite comprising: low level WC, wash hand basin, radiator, light point and laminate flooring.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and storage cupboard.

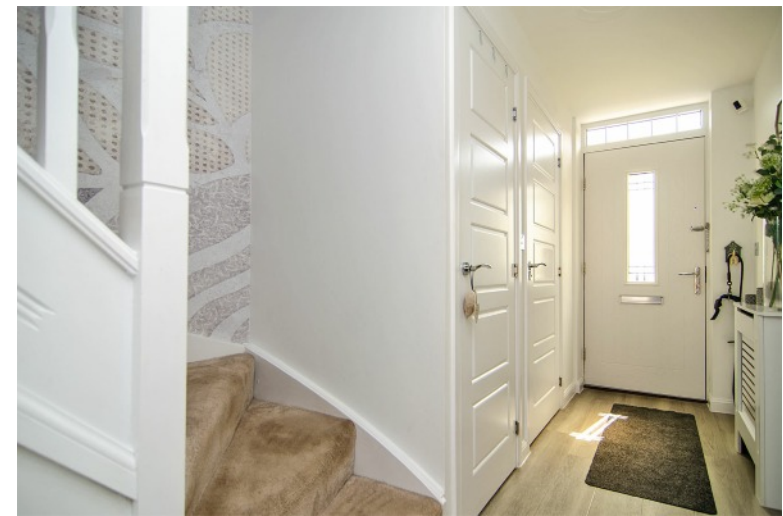
## **MASTER BEDROOM:**

2.58m x 3.63m

Carpeted flooring, radiator, ceiling light point, window to rear and door to the en-suite.

## **EN-SUITE SHOWER ROOM:**

Modern white suite comprising: shower cubicle, wash hand basin, low level W/C, part wall tiling, vinyl flooring, ceiling light point and shaving point.





### **BEDROOM TWO:**

2.57m x 3.07m

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

### **BEDROOM THREE:**

1.89m x 2.68m

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

### **MODERN FITTED FAMILY BATHROOM:**

Modern fitted white suite comprising: bath, wash hand basin, low level W/C, part wall tiling, ceiling light point, radiator, extractor and window to front.



### **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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