



**Miners Way
Hednesford**

Winding House Drive

Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented four bedroom, semi-detached family home, built in 2019 and set on the sought after Greenwood Valley development.

On the ground floor the property features a modern fitted kitchen-diner, spacious extended lounge (2022), inviting reception hallway, inner hall and guest w/c. On the first floor there are three double bedrooms, landing and family bathroom. On the top floor is the spacious master bedroom with en-suite and dressing area.

The property boasts a spacious private rear garden that is minimally overlooked, featuring a paved patio and lawn area, a cold water tap, electric outlets, and a six-seater jet spa equipped with LED lights, jets, and water fountains, all of which are included in the sale. At the front, there is a driveway suitable for two cars, a small lawn, an external security light, a side gate leading to the garden, and an electric roller shutter door providing access to the garage store. The garage store is equipped with power points. Other benefits include new carpets (2024).

The property is located in Hednesford just a few minutes from 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:

Front entrance door, ceiling light point, radiator and door to lounge.

LOUNGE:

18' 11" x 12' 5" (5.76m x 3.78m)

Feature electric fireplace, fitted shelves laminate flooring, TV & phone sockets, two radiators, ceiling light point, window and velux windows to front and door to inner hallway.

INNER HALLWAY:

Laminate flooring, ceiling light point, wooden wall panelling, separate storage with shelves, electric point and space for tumble dryer, carpeted stairs to first floor, doors to guest w/c and to kitchen.

GUEST W/C:

White suite W/C, vanity wash hand basin with storage, ceiling light point, radiator and extractor.

KITCHEN-DINER:

5.735 x 2.325 (18'9" x 7'7")

Range of matching wall and base units incorporating, cupboards with inset spot lights, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and four ring gas hob with extractor hood, space for appliances, dining area, tiled splash backs, tiled flooring, radiator, ceiling light points, TV aerial point, cupboard housing combi boiler (fitted in 2019, serviced Aug 2025) electric socket, wooden wall panelling, window to rear and French doors to the rear garden with fitted blinds.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, stairs to second floor accommodation, doors off to three bedrooms and family bathroom.

BEDROOM TWO:

3.443 x 3.148 (11'3" x 10'3")

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

BEDROOM THREE:

3.919 x 2.847 (12'10" x 9'4")

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

BEDROOM FOUR:

2.968 x 2.808 (9'8" x 9'2")

Currently used as office but fits a double bed in. Carpeted flooring, ceiling light point, radiator and window to front.





BATHROOM:

White suite comprising: bath with electric shower and screen, W/C, pedestal wash hand basin, ceiling light point, extractor fan and opaque window to rear.

MASTER BEDROOM:

15' 7" x 23' 9" (4.74m x 7.24m)

Carpeted flooring, radiator, ceiling light point, tv aerial socket, access to loft, storage cupboard in eaves, loft hatch, dressing area, velux sky light to rear, window to front and door to en-suite.

EN-SUITE:

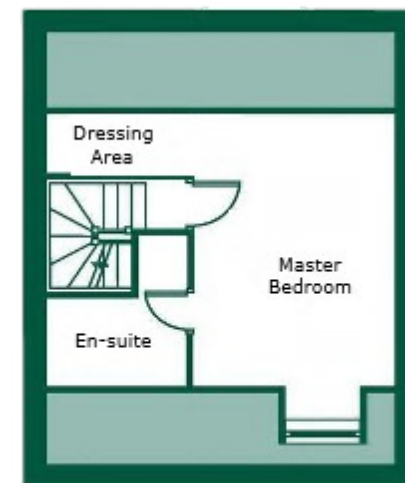
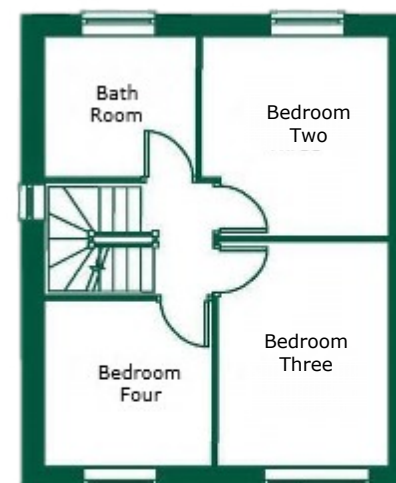
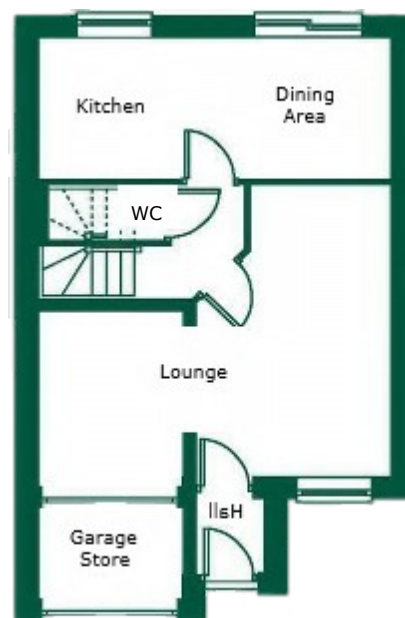
White suite comprising: shower cubicle with electric shower, pedestal wash hand basin, w/c, ceiling light point, extractor fan and velux window to rear.

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. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but 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. 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.



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