



Trent House  
Eskrett Street, Hednesford



# Trent House

## Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom first floor apartment situated just off the High street in Hednesford being offered with NO ONWARD CHAIN.

The property has been renovated to a modern standard throughout and features: all new carpeted flooring and fresh decoration, plus a modern fitted kitchen (re-fitted around 4 years ago) and bathroom. Furthermore the gas boiler was updated to a modern Worcester Bosch combi boiler around 4 years ago.

The property is leasehold with the lease having been recently extended to a term of 147 years.

Internally the property briefly comprises: entrance hallway with two store cupboards, spacious lounge-diner, modern fitted kitchen, bathroom and two good sized bedrooms.

Externally there are communal gardens to the rear with clothes drying areas, plus allocated parking for residents only.

The property is located in Hednesford, Cannock, just ten minutes from Cannock Chase, an area of outstanding natural beauty. The property benefits from good local schooling, supermarket, post office, dentist and bus routes all within walking distance. Its location provides ease of access to Cannock town centre and commuter routes including A460, A5 and M6 toll road linking the Midlands motorway network.

### RECEPTION HALL:

Entrance door, carpeted flooring, ceiling light point, two useful storage cupboards, doors to the lounge, kitchen, bathroom and bedrooms.

### LOUNGE-DINER:

11' 10" x 15' 9" (3.60m x 4.80m)

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

### KITCHEN:

7' 5" x 7' 9" (2.25m x 2.35m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker and white goods, plus plumbing for washing machine, tiled splash backs, vinyl flooring, strip lighting and window to the rear.

### BEDROOM ONE:

9' 9" x 12' 8" max (2.96m x 3.87m)

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

### BEDROOM TWO:

6' 9" x 10' 11" (2.05m x 3.32m)

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

### FAMILY BATHROOM:

White suite comprising: bath with shower above, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, radiator and window to the side.



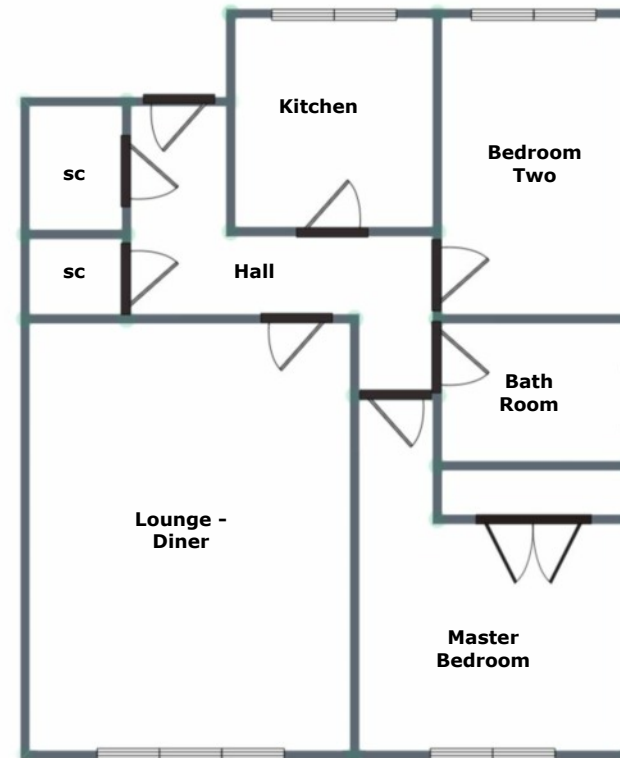


### **VIEWING:**

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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