



Stagborough Way
Hednesford

Stagborough Way Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached family home situated in a popular residential area of Hednesford.

The property has been decorated and finished throughout to a modern standard with the living and sleeping accommodation briefly comprising: entrance hallway, front lounge, stunning kitchen-diner, conservatory, landing, three bedroom and modern family bathroom.

Externally, there is a private two/three car driveway, plus good sized rear garden with generous side access, patio area, lawn and summer house to the rear with electric and lighting, ideal for use as a home office or studio.

The property benefits from UPVC double glazing and central heating through out. The Ideal exclusive boiler was fitted in 2018.

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. The McArthurGlen Designer Outlet is also just a short walk away.

RECEPTION HALL:

Composite entrance door, carpeted flooring, ceiling light point, radiator, stairs to first floor and door to the lounge.

LOUNGE:

14' 2" x 14' 4" (4.31m x 4.37m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, coving, TV aerial & phone sockets, ceiling light point, radiator, window to the front, door to the kitchen-diner.

KITCHEN_DINER:

2.77m (9' ") x 6.20m (20' 4")

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces including a breakfast bar, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring hob with extractor-hood, space for under counter fridge, freezer and washing machine, laminate tiled flooring, light points, space for table and chairs or sofa, door to the garden and patio doors to the conservatory.

CONSERVATORY:

9' 3" x 9' 5" (2.82m x 2.88m)

Pitched and insulated roof, tiled flooring, ceiling light point, windows and French doors to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, loft access hatch to the part boarded attic, doors off to three bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

13' 9" x 8' 8" (4.19m x 2.65m)

Space for wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.





BEDROOM TWO:

7' 11" x 11' 0" (2.41m x 3.36m)

Space for wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

5' 11" x 7' 5" (1.80m x 2.26m)

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

FAMILY BATHROOM:

Modern white suite comprising: bath with shower over, cabinet wash hand basin, low level W/C, wall tiling, laminate tiled flooring, ceiling light, heated towel rail and extractor.



SUMMER HOUSE:

9' 8" x 9' 8" (2.95m x 2.95m)

Wooden constructed summer house, with light and electric points, ideal for use as a garden room, home office, studio etc.

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.



