



Green Heath Road
Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale this charming and deceptively spacious three bedroom semi detached character property.

With original fireplaces and high ceilings, the immaculately presented property offers an abundance of character and charm throughout, it features: two spacious reception rooms, modern fitted kitchen and separate utility, double bedrooms, modern fitted bathroom, larger cellar, handy storage area, driveway with off road parking as well as a large private rear garden with courtyard, lawn and decking area, great for entertaining guest and for families to enjoy.

Other features include gas central heating and double glazing throughout.

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:

Composite front entrance door, tiled flooring, ceiling light point, doors to cellar, dining room and:

DINING ROOM: 10' 10" x 11' 2 (3.3m x 3.41m)
Feature cast iron fireplace, tiled flooring, TV aerial point, coving, ceiling light points and bay window to front.

LOUNGE:

14' 3" x 12' 2 (4.35m x 3.7m)
Feature cast iron range, stairs to first floor accommodation, cast iron radiator, carpeted flooring, ceiling light point, window to rear and door to the kitchen

KITCHEN:

11' 1" x 8' 10 (3.38m x 2.7m)
Range of matching wall and base units with updated door front and work top, inset bowl sink and drainer with mono tap, integrated oven and four ring hob with extractor hood, half height wall tiling, vinyl flooring, recess ceiling spot lights, window to side and doorway with steps down to the utility.

UTILITY AREA:

Wall units, tiled flooring, ceiling light point, radiator, Belfast sink, space for white goods, window and door to side, door to the rear storage area.

STORAGE AREA:

Red quarry tiled flooring, ceiling light point, radiator, Belfast sink and space for fridge freezer etc

CELLAR:

11' 3" x 11' 3" (3.42m x 3.43m)
Good storage space with tube ceiling light point.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, access to loft with pull down ladder, doors off to three bedrooms and family bathroom.

MASTER BEDROOM:

14' 3" x 11' 2 (4.35m x 3.41m)
Feature cast iron fireplace, carpeted flooring, radiator, coving, ceiling light point and two windows to front.

BEDROOM TWO:

11' 3" x 8' 2 (3.42m x 2.485m)
Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM THREE:

7' 10" x 8' 11 (2.4m x 2.71m)
Carpeted flooring, ceiling light point, radiator and window to rear.





ATTIC INTO EVES:

14' 4" x 26' 3 (4.36m x 8m)

Accessed with pull down ladder, ideal storage space, boiler, has the potential to be converted into a bedroom.

FAMILY BATHROOM:

White suite comprising: bath with shower over & fitting, pedestal wash hand basin, W/C, tiled flooring, ceiling light points, cast iron radiator and window to side.

EXTERNALLY:

To the front and side is a block paved drive with parking for two/three vehicles which leads to the front entrance door. The well maintained private rear garden is enclosed by fenced borders with gated side



access and features; court yard area ideal for entertaining leading to lawn bordered by a variety of plants, shrubs and trees and decking area with pergola above.

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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