



**Chetwynd Park  
Rawnsley, Hednesford**

# Chetwynd Park Rawnsley



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented two bedroom semi detached house, situated on a quiet sought after cul-de-sac.

The property has been tastefully decorated and finished to a high standard, It features a stunning, recently installed kitchen-diner, a generously sized front lounge with a charming Inglenook fireplace and a log burner effect fire, along with a welcoming reception hallway on the ground floor. Upstairs, you'll find an exceptionally spacious master bedroom, an additional double bedroom, a landing, and a modern fitted bathroom.

Externally the property offers a two car driveway to the side and front lawn. The charming and good sized, private rear garden features a paved patio area, lawn with attractive planted borders and electric point. The property has recently been redecorated throughout and benefits from fitted blinds, UPVC double glazing and gas central heating through out.

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:

UPVC front entrance door, tiled flooring, radiator, ceiling light point, wooden wall panelling, carpeted stairs to first floor accommodation and door to the lounge.

## LOUNGE:

14' 2" x 11' 3" (4.31m x 3.43m)  
Feature Inglenook fireplace with log burner effect electric fire, carpeted flooring, TV point, phone point, feature fireplace surround, coving, ceiling and wall light points, wooden wall panelling, radiator, window to front and open plan to dining area.

## KITCHEN:

11' 3" x 14' 0" (3.42m x 4.26m)  
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset Belfast sink & drainer with mixer tap, integrated oven and 4 ring gas hob with extractor hood, integrated fridge-freezer, breakfast bar, tiled splash backs, tiled flooring, ceiling light points, radiator with decorative cover, useful pantry, window and French doors to rear and door to side of property.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, window to side, doors off to two bedrooms, airing cupboard and family bathroom.

## MASTER BEDROOM:

11' 4" x 14' 7" max (3.45m x 4.44m max)  
Built in wardrobe, carpeted flooring, ceiling light points, radiator and two windows to front.

## BEDROOM TWO:

10' 9" x 8' 0" (3.27m x 2.44m)  
Carpeted flooring, ceiling light points, radiator and window to rear.





**BATHROOM:**

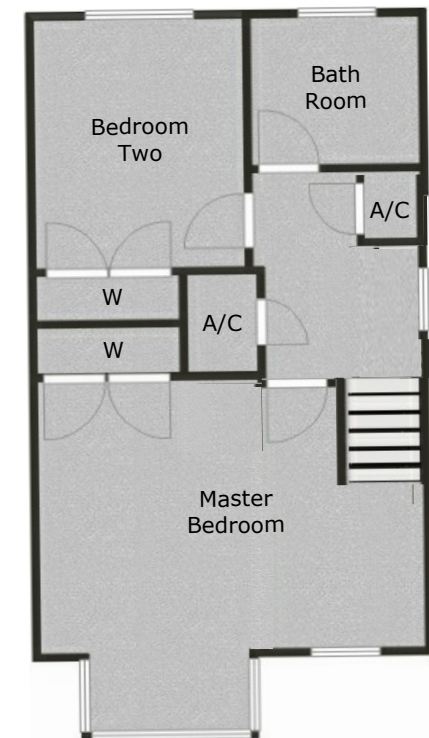
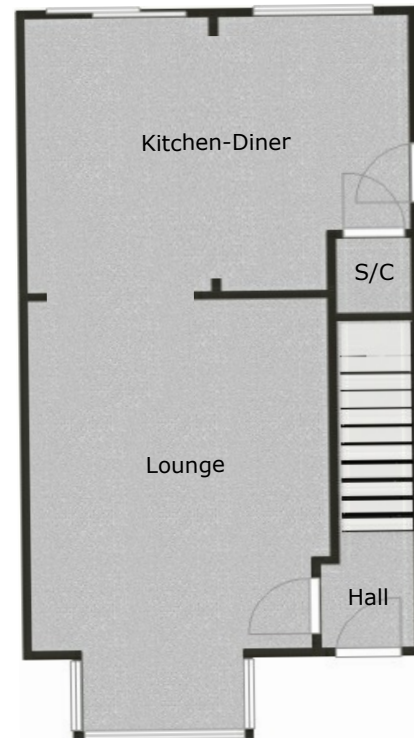
White suite comprising: bath with shower over and screen, pedestal wash hand basin, low level W/C, tiled flooring, ceiling light point and window to rear.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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