



Lovett & Co.
estate agents



Trafalgar
Littleworth, Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom detached family home, situated in a quiet cul-de-sac on popular modern residential estate, in Littleworth, bordering Wimblebury and Hednesford.

The much cherished family home offer plenty of living and sleeping accommodation, which comprises: entrance hallway, front lounge, rear dining room and kitchen, guest WC, open landing, family bathroom plus four well proportioned bedrooms with an ensuite to the master. There is also a large integral garage.

Externally, there is parking on the private driveway to the front which also benefits from an EV charge point. The large south facing rear garden collects the sun throughout the day, and feature lawn and patio areas, ideal for families and guest to enjoy. Cannock Chase and Hednesford Hills are also just a short walk away.

Other benefits include: UPVC double glazing and a modern combi' boiler providing hot water and central heating (approx 8 years old with full service record).

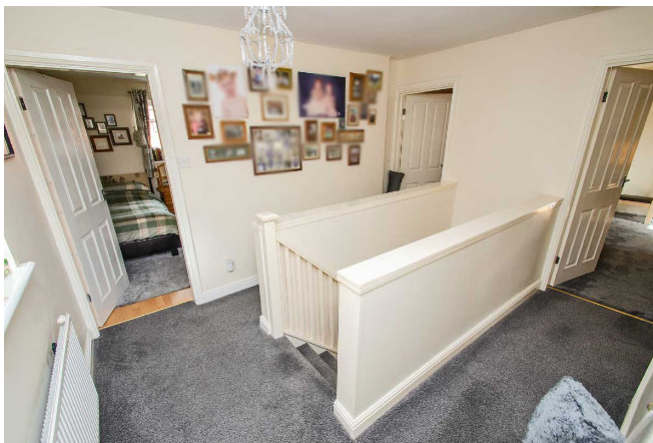
It is situated in Littleworth on the outskirts of Cannock, which offers a wide range of amenities, whilst also being a minute away from Cannock Chase, an area of outstanding natural beauty. The local schooling is also highly regarded.

Commuter benefits include A5, A34 and M6 Toll road linking the Midlands motorway network with both bus and train routes also available from Cannock town centre..

SIDE ENTRANCE HALL:

UPVC entrance door and side window, carpeted flooring, ceiling light point, radiator, and doors to the dining room, lounge and guest WC.





LOUNGE:

16' 7" x 11' 7" (5.06m x 3.52m)

Feature fireplace, laminate flooring, coving, TV aerial & phone sockets, ceiling light point, radiators, bay window to the front and stairs to the first floor.

DINING ROOM:

10' 11" x 9' 3" (3.32m x 2.81m)

Laminate flooring, ceiling light points, radiator, window to the rear and door to the kitchen.

KITCHEN:

8' 2" x 10' 5" (2.48m x 3.18m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space for a fridge and washing machine, wall tiling, ceiling light, radiator, window and door to the rear garden.

GUEST WC:

Suite comprising: low level WC, wash hand basin, laminate flooring, radiator, light point and window to the rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and loft hatch.

BEDROOM ONE:

12' 10" x 10' 0" (3.90m x 3.06m)

Laminate flooring, radiator, ceiling light point, window to front and door to the en-suite.

EN-SUITE:

Suite comprising: shower cubicle, low level WC, wash hand basin, radiator, light point, shaving point and window to the side.

BEDROOM TWO:

12' 10" max x 10' 11" (3.92m x 3.32m)

Mix of carpeted and laminate flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

7' 5" x 10' 11" (2.25m x 3.32m)

Laminate flooring, ceiling light point, radiator and





window to the front.

BEDROOM FOUR:

8' 2" x 6' 1" (2.50m x 1.85m)
Laminate flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

White suite comprising: bath, wash hand basin, low level W/C, tiled splash-backs, vinyl flooring, ceiling light, radiator, shaving point and window to rear.

INTEGRAL GARAGE:

10' 10" max x 15' 7" (3.31m x 4.75m)
Up and over front door, light and electric points, wall mounted gas boiler.



VIEWING:

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

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	72 C
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only

DISCLAIMER:

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