

Lovett 
& Co.
estate agents

Littleworth Road
Hednesford





Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented two bedroom end terraced property backing onto Hednesford Hills at the rear and with views over the fields to the front.

Internally, the well presented property briefly comprises: two good sized reception rooms, a modern fitted kitchen with utility area, rear conservatory, landing, two double bedrooms and a stunning family bathroom.

Externally, there is a driveway to the front with parking for at least 4 cars, plus a charming rear courtyard and elevated garden with patio, lawn and summer house.

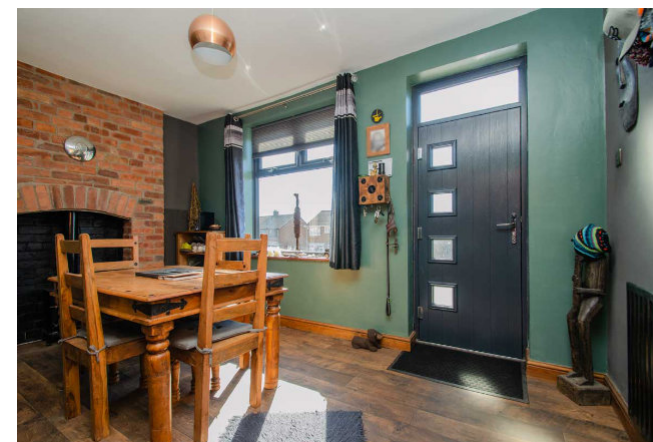
Other benefits include: UPVC windows and gas central heating throughout, as well as additional internal insulation.

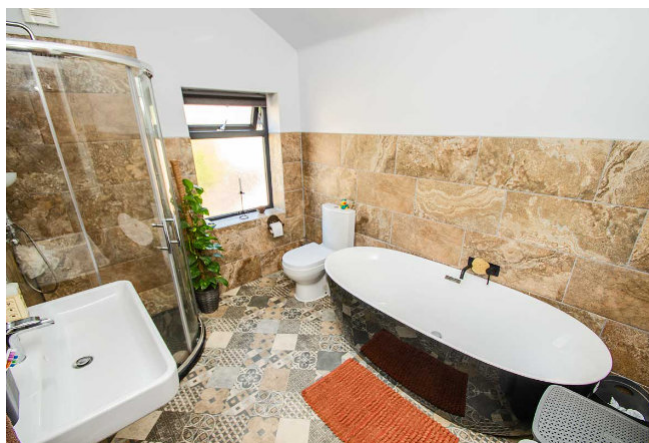
The property is well placed to provide easy access to Cannock & Hednesford town centres, both offering a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

FRONT RECEPTION ROOM:

14' 2" x 9' 0" (4.32m x 2.75m)

Feature ornamental log burner fireplace, vinyl flooring on a hardwood floor, light point, radiator, window and composite entrance door, door to the lounge.





REAR RECEPTION ROOM:

14' 2" x 11' 1" (4.32m x 3.37m)

Feature log burner fireplace, laminate flooring, light point, radiator, window to the rear, under stairs cupboard, door to the kitchen and staircase.

MODERN FITTED KITCHEN:

7' 10" x 13' 9" (2.40m x 4.20m) into utility

Range of matching modern fitted wall and base units cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated Bosch induction hob and electric oven plus concealed extractor, door to the conservatory, utility area to the rear with space for an American fridge-freezer, washing machine and dryer.

CONSERVATORY:

5' 7" x 8' 4" (1.70m x 2.55m)

Sloping poly-carbonate roof set on a UPVC frame plus double glazed windows, laminate floor and door to the rear courtyard.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and the family bathroom.

BEDROOM ONE:

15' 1" x 9' 1" (4.60m x 2.77m)

Built in cupboard, carpeted flooring, radiator, ceiling light point and windows to the front.

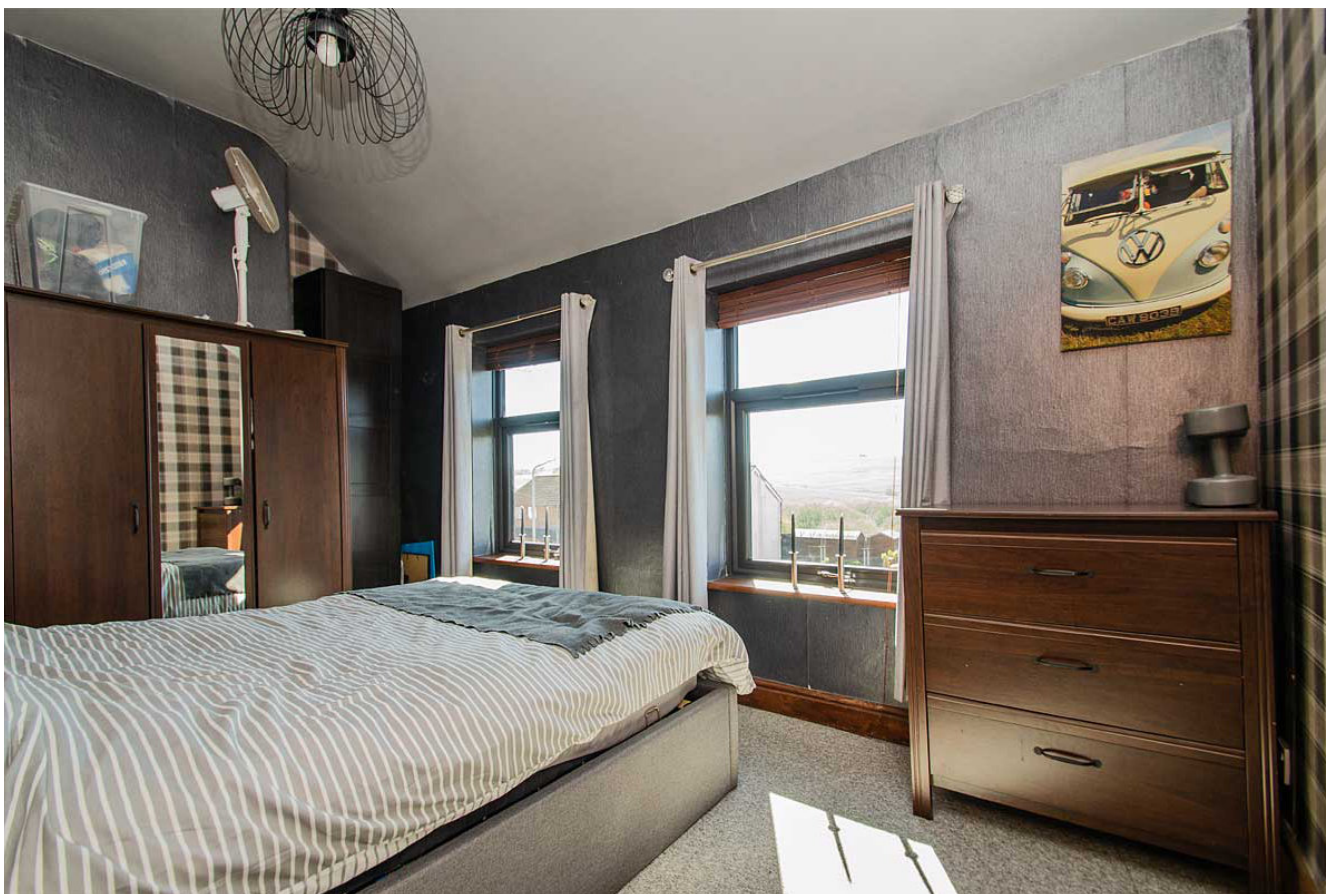
BEDROOM TWO:

11' 5" x 11' 1" (3.48m x 3.37m)

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

FAMILY BATHROOM:

Modern fitted suite comprising: free standing bath, separate shower cubicle, wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling spot lights, radiator 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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



For illustrative purposes only