



Lovett & Co.
estate agents



Hill Street
Hednesford



Lovett & Co. Estate Agents are delighted to present this beautifully refurbished three-bedroom detached family home, originally built in 2014.

Perfect for families, first-time buyers and professionals alike, this superb home is ready to move straight into.

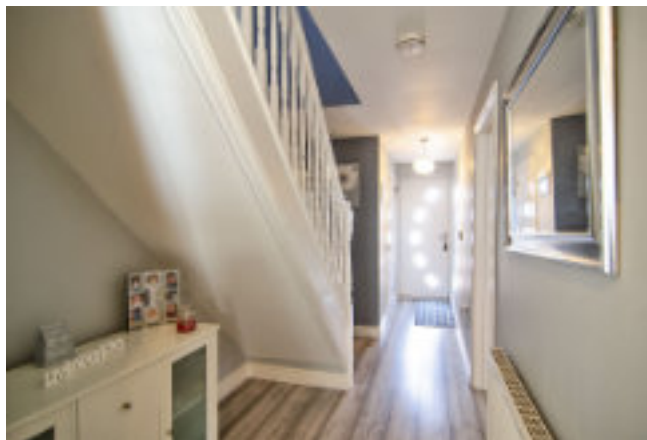
The ground floor features a welcoming entrance hallway, a bright and spacious lounge, a stylish open-plan kitchen/diner providing the perfect space for family living and entertaining, a conservatory overlooking the rear garden, and a convenient guest WC.

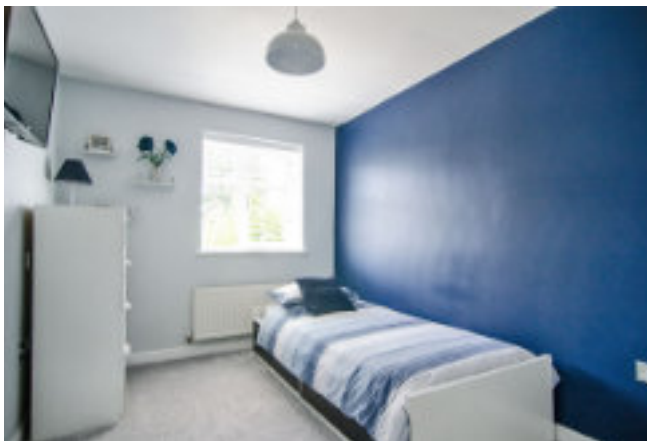
Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with a new fitted modern en-suite shower room. Two further bedrooms are served by a newly fitted contemporary family bathroom.

Externally, the property benefits from an extended, block-paved driveway providing off-road parking for several vehicles, together with an enclosed, charming private rear garden offering excellent outdoor space for children, pets and entertaining. The garden features a large paved patio area, lawn and paved rear terrace area.

Further benefits include UPVC double glazing and a new boiler (2020)

The property is well placed to provide easy access to both Cannock & Hednesford town centre which offer 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.





RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point, useful storage cupboard, carpeted stairs to first floor accommodation and doors to guest WC, kitchen/diner and:

LOUNGE:

4.85m x 3.50m

Carpeted flooring, TV point, ceiling light points, radiator, window to rear and French doors to conservatory.

CONSERVATORY:

Pitched roof with upvc frame, ceiling light point with fan, radiator and French doors to the rear garden.

KITCHEN/DINER:

7.00m x 3.05m

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor fan, wall tiling, tiled flooring, ceiling light points, space and plumbing for washing machine, fridge, freezer and dishwasher, dining area with space for table & chairs, windows to front & side and door to side access.

GUEST WC:

Suite comprising: low level WC, hand wash basin, tiled flooring, ceiling light point, radiator and window to side.

FIRST FLOOR LANDING:

Carpeted flooring, window to side, ceiling light point, doors off to three bedrooms, family bathroom and access to loft space.

EN-SUITE:

Suite comprising: vanity low level WC, hand wash basin and cupboard, shower cubicle, heated towel rail and ceiling light point..

MASTER BEDROOM:

3.12m x 4.07m

Built in wardrobe, carpeted flooring,





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

BEDROOM TWO:

2.50m x 5.00m

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

2.46m x 3.97m

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

FAMILY BATHROOM:

White suite comprising: bath, cabinet wash hand basin, separate shower cubicle, low level W/C, ceiling light point, heated towel rail and window to front.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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