

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.

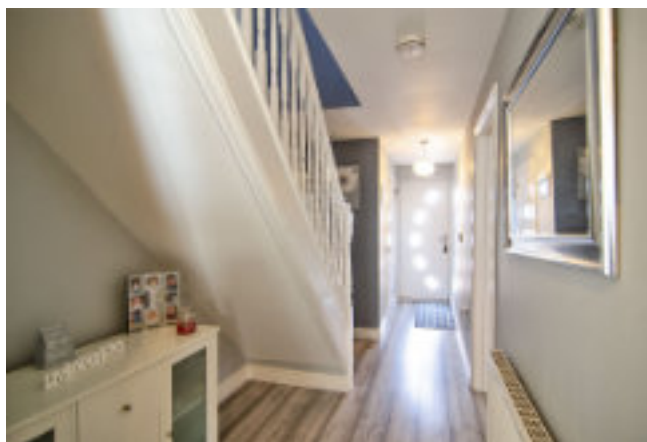
The ground floor features a welcoming entrance hallway, a bright and spacious lounge, a stylish open-plan kitchen/diner providing the perfect space for family living and entertaining, a conservatory overlooking the rear garden, and a convenient guest WC.

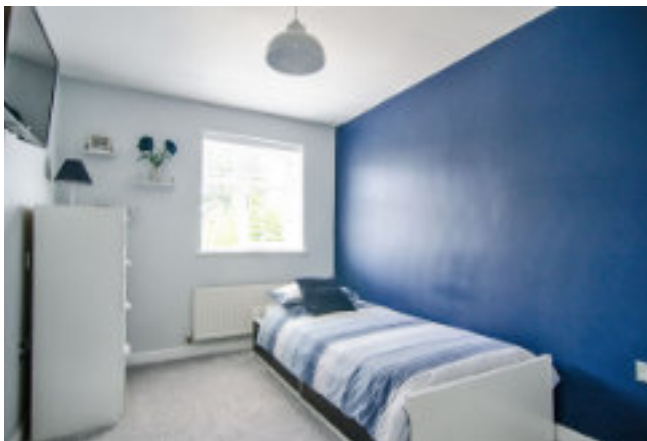
Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with a new fitted modern en-suite shower room. Two further bedrooms are served by a newly fitted contemporary family bathroom.

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.

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

