



Lovett & Co.
estate agents

Chetwynd Park
Ranwsley, Hednesford



Lovett & Co. Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached family home, occupying a highly sought-after position on the popular Chetwynd Park development and enjoying stunning open countryside views to the rear.

Being offered with NO ONWARD CHAIN.

The property benefits from a prime location, being unoverlooked to both the front and rear, while the south-facing rear garden backs directly onto open fields, providing a wonderful sense of privacy and an attractive outlook.

The spacious accommodation briefly comprises: entrance hall, lounge, dining area, kitchen, guest WC, side utility room, first-floor landing, three well-proportioned bedrooms, and a family bathroom.

Further benefits include uPVC double glazing and gas central heating, supplied by a modern combination boiler installed approximately three to four years ago. There is also a fully boarded loft, providing excellent additional storage space.

Externally, the property offers a private driveway providing off-road parking to the front, while the aforementioned south-facing rear garden features both patio and lawn areas, making it an ideal space for relaxing, entertaining guests, and family enjoyment.

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:

Entrance door, light point, radiator, stairs to the first floor and door to the lounge.

LOUNGE:

11' 4" x 14' 3" (3.46m x 4.34m)

Feature fireplace, laminate flooring, wall light points, radiators, bay window to the front and opening to the dining area.





DINING AREA:

6' 11" x 11' 4" (2.11m x 3.45m)
Laminate flooring, ceiling light points, radiator, French doors to the garden and door to the kitchen.

KITCHEN:

7' 2" x 11' 4" (2.19m x 3.45m)
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 hood, space for a fridge, dishwasher and washing machine, window to the rear, doors to the WC and utility.

UTILITY:

6' 1" x 13' 0" (1.86m x 3.95m)
Poly-carbonate roof, set on a UPVC frame, with fitted work tops and space for a range of white goods, doors to both the front and rear.

GUEST WC:

Suite comprising: low level WC, wash hand basin, light point and window to the side,

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side which turns a full 180 degrees for easy cleaning, doors off to three bedrooms, family bathroom and useful storage cupboard.

BEDROOM ONE:

8' 5" x 11' 7" (2.56m x 3.52m)
Built in wardrobe, laminate flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

8' 0" x 10' 6" (2.44m x 3.19m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to rear.

BEDROOM THREE:

6' 2" x 8' 0" (1.87m x 2.45m)
Carpeted flooring, ceiling light point, radiator and window to the front.

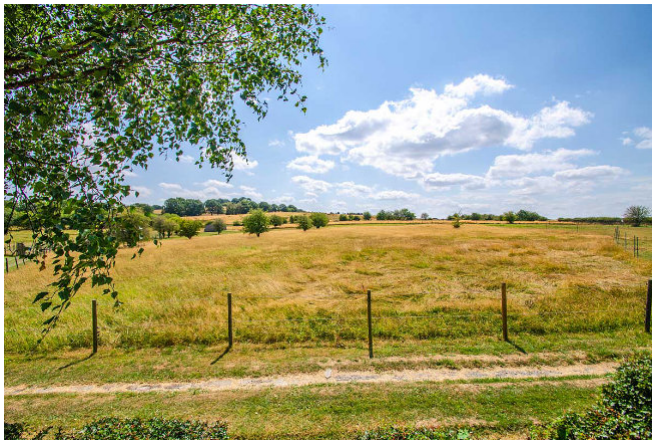
FAMILY BATHROOM:

Suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, laminate flooring, ceiling light, 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.

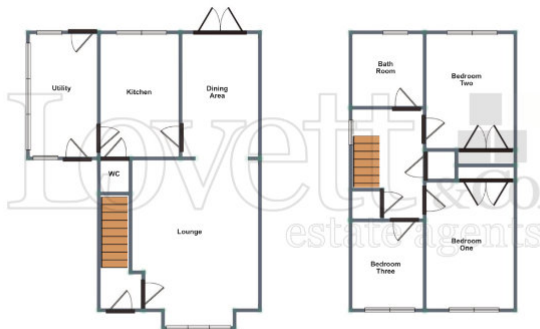




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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



For illustrative purposes only