

Lovett & Co.
estate agents

Bracken Close
Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom semi-detached property, nestled on the very edge of Cannock Chase, with stunning views over the fields and woodland to the rear.

Offered with NO ONWARD CHAIN.

The property occupies a generous plot with gated front driveway and garden, as well as large private rear garden with storage sheds and large lawn.

Internally, the accommodation comprises: entrance hallway, front lounge, open plan living room with dining area, kitchen, landing, three well proportioned bedrooms plus family bathroom and separate WC.

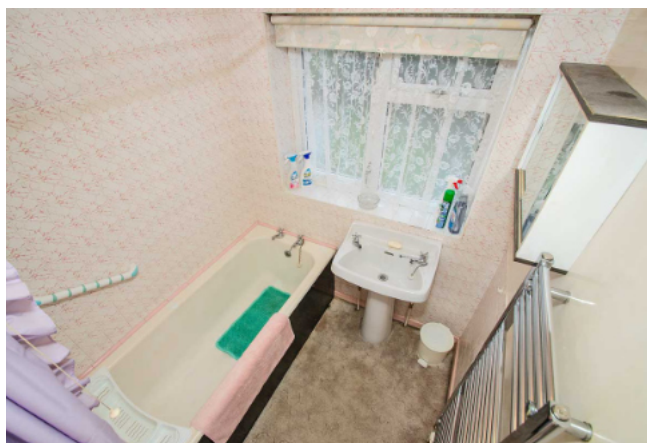
Other benefits include: UPVC glazing and gas central heating throughout. Furthermore, there is potential to extend the property to both the side and rear (subject to planning).

The property is situated within a quiet cul-de-sac, and is well placed to provide easy access to Cannock, Hednesford & Rugeley 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.

RECEPTION HALL:

UPVC front door, carpeted flooring, ceiling light point, radiator, stairs to first floor, doors to the lounge and living room.





LOUNGE:

13' 4" x 9' 6" (4.06m x 2.89m)
Feature fireplace, carpeted flooring, radiator, light point, TV aerial socket and window to the front.

LIVING ROOM & DINING AREA:

20' 10" x 10' 4" (6.35m x 3.15m)
Feature fireplace, carpeted flooring, useful under stairs storage cupboard, ceiling light points, radiators, windows to the rear and door to the kitchen.

KITCHEN:

7' 10" x 10' 10" (2.40m x 3.30m)
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, space and plumbing for white goods, strip lighting, window to the rear and UPVC side access door to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and loft hatch to the part board attic space.

BEDROOM ONE:

13' 5" x 9' 6" (4.09m x 2.89m)
Carpeted flooring, radiator, ceiling light point and window to the front.

BEDROOM TWO:

9' 9" x 10' 0" (2.96m x 3.05m)
Carpeted flooring, ceiling light point, radiator, windows to the rear and storage cupboard housing the boiler.

BEDROOM THREE:

7' 1" x 10' 10" (2.17m x 3.31m)
Carpeted flooring, ceiling light point, radiator and window to the front.



FAMILY BATHROOM:

Suite comprising: bath with shower over, wash hand basin, wall tiling, light point, electric heater, carpeted flooring and window to the rear.

WC:

Low level WC, carpeted flooring, light point, wall tiling and window to the rear.

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		
(55-68)	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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