



Lovett&Co Estate Agents

01543 889 410

Blake Close, Hednesford, Cannock **£190,000**


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On Market Lovett&Co Estate Agents - 01543 889 410 LOV21780

SEMI-DETACHED PROPERTY

TWO DOUBLE BEDROOMS

GUEST CLOAKROOM

FAMILY BATHROOM

PRIVATELY ENCLOSED REAR GARDEN

MULTI-VEHICLE DRIVEWAY

COOKER, FRIDGE FREEZER & WASHER INCLUDED

NEARBY LOCAL AMENITIES

Lovett & Co. Estate Agents are delighted to offer for sale this well-presented and well-proportioned two bedroom semi-detached home, tucked away on a quiet corner plot within a popular residential area of Hednesford, Cannock. An ideal purchase for first-time buyers, downsizers or buy-to-let investors, the property benefits from no onward chain and is conveniently located close to local schools, amenities and major commuter routes. Early viewing is strongly advised.

The accommodation briefly comprises an entrance hallway, guest WC, fitted kitchen, spacious lounge, two double bedrooms and a family bathroom.

Positioned on a quiet corner of the road, the property enjoys a pleasant frontage with a good-sized tarmacadam driveway providing off-road parking, a lawned garden area and a pathway leading to the front entrance, along with gated side access to the rear garden. The uPVC double-glazed front door beneath a storm porch opens into the property.

HALLWAY

features carpeted flooring, radiator and ceiling light point, with access to the guest cloakroom, kitchen and lounge.

GUEST WC

is located to the front of the property and comprises a low-level WC and hand wash basin with tiled splashback, obscure-glazed uPVC window and vinyl flooring.

KITCHEN:

9'2" x 6'5" (2.80m x 1.96m) and is fitted with a range of wall, base and drawer units with work surfaces over, incorporating a stainless steel sink with mixer tap. The cooker, fridge freezer and washing machine are included within the sale, and the room is finished with tiled splashbacks, laminate flooring and a uPVC double-glazed window overlooking the front aspect.

LOUNGE:

14'0" x 12'6" (4.28m x 3.83m) and is a generous rear-facing living space offering ample room for seating and additional furniture. Features include a brick fireplace with electric fire, useful under-stairs storage, radiator and ceiling fan/light fitting, with a uPVC double-glazed window and door providing access to the rear garden. The rear garden is privately enclosed by fencing and offers a combination of lawned, paved and gravelled areas, making it ideal for low-maintenance outdoor use. A useful garden shed is included within the sale, with access available both from the lounge and via the gated side entrance.

Stairs rise from the lounge to the first-floor landing, which provides access to both bedrooms, the family bathroom and the loft space. The landing also benefits from an additional storage cupboard housing the Worcester Bosch boiler, which was replaced a couple of years ago along with the full installation of central heating throughout the property.

BEDROOM ONE:

12'7" x 8'5" (3.84m x 2.59m) and is positioned to the rear of the property. This well-proportioned double bedroom benefits from a built-in storage cupboard, radiator, ceiling fan/light fitting and ample space for bedroom furniture.

BEDROOM TWO:

9'4" x 8'2" (2.85m x 2.49m) and is another double-sized room located to the front of the property, featuring two uPVC double-glazed windows, radiator and carpeted flooring.

FAMILY BATHROOM:

6'7" x 6'1" (2.02m x 1.87m) and is fitted with a three-piece white suite comprising a low-level WC, pedestal wash basin and panelled bath with shower attachment. The room is finished with part-tiled walls, radiator, vinyl flooring and an obscure-glazed uPVC window.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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.

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