

Lovett & Co.  
estate agents



Heather Mews  
Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this stunning, immaculately presented, three bedroom detached bungalow.

The property is set in an extremely private and exclusive location, at the end of a quiet cul-de-sac, just a stones throw away from Cannock Chase, an area of outstanding natural beauty.

The superbly maintained property has been finished to high standard. It features a spacious lounge, a modern breakfast kitchen, and a large conservatory at the back. There are three double bedrooms, including a master with a modern en-suite, as well as a contemporary bathroom with underfloor heating and a modern utility room. Additionally, there is a practical study, an inviting reception hallway, and a porch. The bathroom, en-suite, kitchen, and utility were all newly installed in 2019, and a new boiler was added in 2025.

On the outside, the property boasts a private rear garden that is enclosed, south-facing, and has been re-landscaped. It is not overlooked and features fenced and walled borders, a low-maintenance artificial lawn, and a summer house with power. There is also a detached garage and a block-paved driveway that can accommodate three cars.

The property is located in Hednesford just a few minutes from Cannock Chase, an area of outstanding natural beauty. 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 HALLWAY:**

Accessed via the porch and featuring: laminate flooring, coving, loft access hatch, ceiling light point, radiator with decorative cover, doors off to bedrooms, bathroom, lounge, study and kitchen.

### **LOUNGE:**

11'7 x 15'5 (3.53m x 4.69m)  
Feature fireplace, laminate flooring, coving, ceiling light point and French doors to the conservatory.

### **CONSERVATORY:**

12' 0" x 14' 0" (3.65m x 4.26m)  
Feature pitched roof with self cleaning glass, ceiling sport lights, radiator with decorative cover and wall heater, laminate flooring and French doors to the rear garden.

### **BREAKFAST KITCHEN:**

8'5 x 10'2 (2.56m x 3.10m)  
Extensive range of matching wall and base units incorporating cupboards, drawers work surfaces, inset sink and drainer with mono tap, plinth lighting, space for a range oven, dishwasher and fridge-freezer, tiled flooring, window to rear and door to utility.

### **UTILITY:**

6' 9" x 8' 1" (2.06m x 2.46m)  
Matching wall and base units, work surface with space and plumbing for washing machine and dryer underneath, tiled flooring, ceiling light point and door to rear garden.

### **STUDY:**

6'4 x 7'1 (1.93m x 2.16m)  
Laminate flooring, ceiling light point, radiator and window to rear.

### **MASTER BEDROOM:**

11'5 x 10'7 (3.48m x 3.22m)  
Laminate flooring, built in wardrobe, coving, ceiling light point, radiator, door to en-suite and bay window to front.

### **EN-SUITE:**

White suite comprising: shower cubicle, cabinet wash hand basin, low level W/C, part tiled walls, tiled flooring, heated towel rail, ceiling light point and window to side.





**BEDROOM TWO:**  
12'3 x 11'7 (3.73m x 3.53m)  
Laminate flooring, ceiling light point, radiator and bay window to front.

**BEDROOM THREE:**  
9'0 x 10'8 (2.74m x 3.25m)  
Laminate flooring, ceiling light point, radiator, built in wardrobes and window to rear.

**BATHROOM:**  
White suite comprising: shower cubicle, w/c, cabinet, wash hand basin, half height wall tiling, tiled flooring with under floor heating, ceiling light point and window to side.



**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.

