

Lovett & Co.
estate agents

Chetwynd Park
Rawnsley, Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this spacious two bedroom semi-detached property situated on the sought after Chetwynd Park cul-de-sac in Rawsley bordering Cannock Chase, an area of outstanding natural beauty.

The property occupies a secluded plot with pleasant outlook to the woodland opposite, and features a two car driveway and generous sun trap garden with patio and lawn areas perfect for families to enjoy and for entertaining guests.

Internally, the property briefly comprises entrance hallway, spacious front lounge, rear dining area and kitchen, separate WC, landing, two large double bedrooms and shower room.

Other features include double glazed windows and gas central heating throughout.

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:

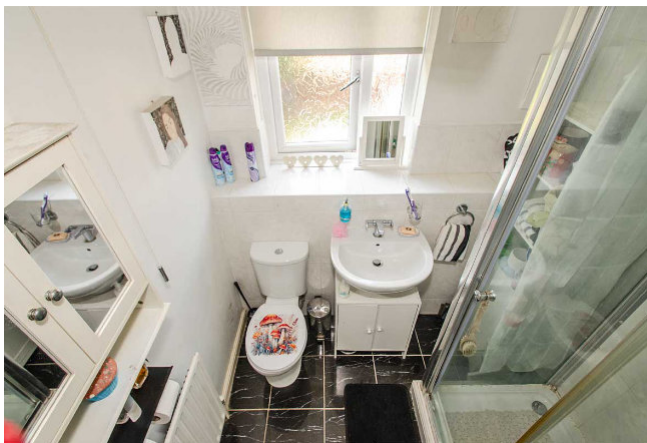
Entrance door, carpeted flooring, radiator, ceiling light point, stairs to the first floor and door to the lounge.

LOUNGE:

11' 2" x 14' 2" (3.41m x 4.33m)

Fireplace with capped gas connection, carpeted flooring, TV aerial & phone sockets, ceiling and





wall light points, radiator, bay window to the front and french doors to the dining room.

DINING ROOM:

6' 8" x 11' 4" (2.04m x 3.45m)

Carpeted flooring, ceiling light points, radiator, French doors to the garden and door to the kitchen.

KITCHEN:

11' 5" x 7' 5" (3.47m x 2.25m)

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 gas hob with extractor hood, wall tiling, space for a washing machine and further white goods, window to the garden, door to the side, further door to the WC.

WC:

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

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch, window to the side, window to the side, doors off to two bedrooms and the shower-room.

BEDROOM ONE:

10' 9" x 14' 6" (3.27m x 4.42m)

Built in wardrobes and over stairs cupboard, carpeted flooring, radiator, ceiling light point and windows to the front.

BEDROOM TWO:

7' 10" x 13' 2" (2.40m x 4.01m)

Carpeted flooring, ceiling light point, radiator, window to rear.

SHOWER ROOM:

White suite comprising: shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling lights, radiator and window to rear.





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

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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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.