



Rugeley Road
Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale this two bedroom semi-detached house being offered with NO ONWARD CHAIN.

The property would make an ideal purchase for first time buyer, investor or those looking to downsize.

Set back from the main road at the end of a small cul-de-sac the property offers off-road parking for at least two cars plus a private rear garden and garage to the side. Internally it briefly comprises: porch, lounge, kitchen-diner, landing, two bedrooms and a shower room.

Other features include: UPVC double glazing and gas central heating throughout.

The property is located in Hednesford, Cannock, just a few minutes from Cannock Chase, an area of outstanding natural beauty and conveniently located for commuter access to Cannock town centre. It benefits from easy access to major commuter routes including the A38, A5 & M6 Toll road with local and national train routes also available. Local schools include St. Peter's C of E primary school and Kingsmead Technology College.

LOUNGE:

4.52m (14' 10") x 3.78m (12' 5")

Accessed via the entrance porch it features: UPVC entrance door, carpeted flooring, light point, feature fireplace with gas fire, radiator, window to the front, stairs to the first floor and door to the kitchen-diner.

KITCHEN/DINER:

3.78m (12' 5") x 2.92m (9' 7")

Matching wall and base units with cabinets and drawers, space for a cooker and further white goods, further room for a dining table and chairs, vinyl flooring, radiator, wall mounted gas boiler, patio doors to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, light point, doors to the bedrooms and bathroom.

MASTER BEDROOM:

3.78m (12' 5") x 3.05m (10' 0")

Carpeted flooring, fitted wardrobes and built in cupboard, light point, radiator, window to front.

BEDROOM TWO:

2.92m (9' 7") x 2.05m (6' 9")

Carpeted flooring, fitted wardrobes, built in cupboard and further cupboard housing the immersion heater, light point radiator, built in cupboards and window to rear.

FAMILY BATHROOM:

2.03m (6' 8") x 1.66m (5' 5")

Walk in shower cubicle, low level WC and wash hand basin, window to rear, radiator and light point.

GARAGE:

Electric roller shutter front door, light and electric points, door to the rear.

EXTERNALLY:

At the front is a block paved drive with parking for two vehicles which leads to the front





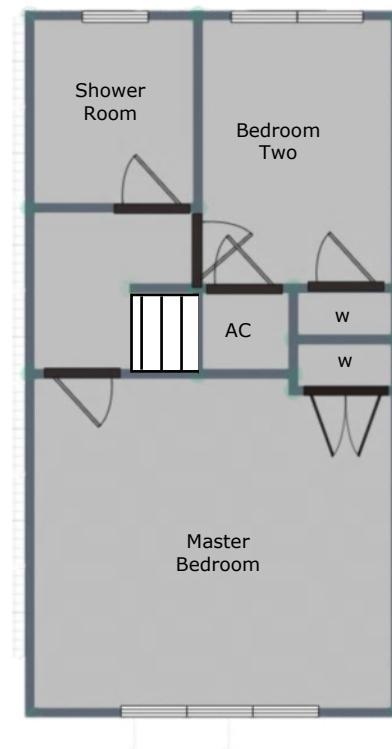
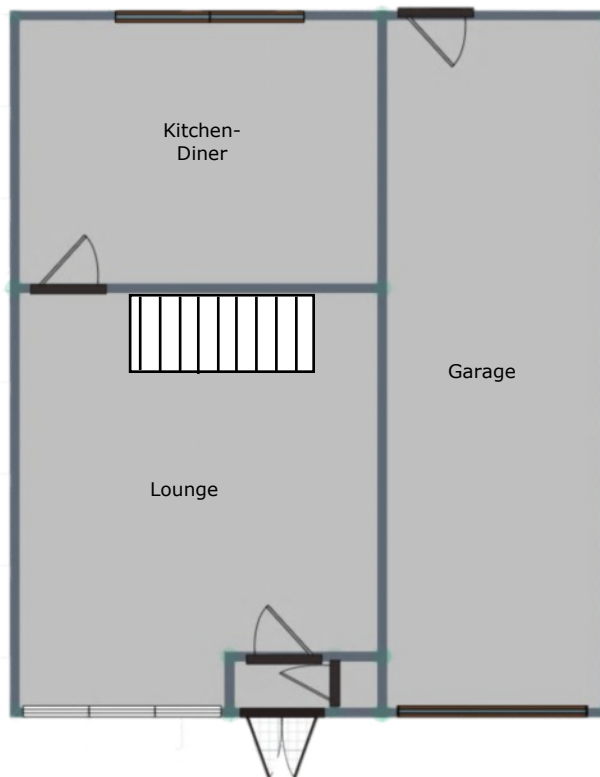
entrance door and garage. The private rear garden is enclosed by fenced borders with gated side access through the garage and features; patio area ideal for entertaining, lawn, various trees, shrubs and flowerbeds.

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 seller 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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EXAMPLE