



Belt Road
Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale via the modern method or auction, this character three bedroom semi-detached family home.

The property occupies a large plot with potential to extend the property to both the side and rear (subject to planning).

Internally the property offers spacious living and sleeping accommodation which briefly comprises: porch, entrance hallway, two large reception rooms, a modern fitted kitchen, store cupboard, pantry, WC and side entrance porch, open landing, family bathroom and three double bedrooms.

Externally there is a large front garden with lawn area, walled front border and driveway with parking for at least three vehicles plus gated access to further parking area and garage at the rear. The substantial rear garden features extended lawn areas, plus a variety of mature planted trees, shrubs and bushes.

Other features include UPVC double glazing and gas central heating throughout provided by a modern fitted Valiant combi boiler.

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

Accessed via the entrance porch it features: entrance door, carpeted flooring, ceiling light point, under stair recess and stairs to first floor, doors to the two

reception rooms, kitchen, store cupboard (housing the boiler) and pantry.

REAR LOUNGE:

13' 0" x 17' 5" into bay (3.95m x 5.30m)
Feature fireplace, carpeted flooring, ceiling and wall light points, radiator and large bay window to the rear.

FRONT LIVING ROOM:

13' 0" x 17' 3" into bay (3.95m x 5.25m)
Feature fireplace, laminate flooring, ceiling light point, radiator and large bay window to the front.

BREAKFAST KITCHEN:

9' 11" x 10' 6" (3.02m x 3.21m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker and integrated washing machine, printed tiled flooring, ceiling light point, radiator, space for breakfast table and chairs, window to the rear and door leading to the WC and side entrance porch.

WC:

High level WC, quarry tiled flooring, ceiling light points and window to the side.

SIDE ENTRANCE PORCH:

UPVC side entrance porch with double glazed windows and door to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the front, doors off to three bedrooms and the family bathroom.

MASTER BEDROOM:

13' 0" x 14' 1" (3.95m x 4.28m)
Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to rear.





BEDROOM TWO:

13' 0" x 13' 10" (3.95m x 4.22m)
 Carpeted flooring, ceiling light point, radiator and window to the front.

BEDROOM THREE:

13' 5" x 10' 7" (4.08m x 3.22m)
 Carpeted flooring, ceiling light point, radiator, loft access hatch and window to the rear.

FAMILY BATHROOM:

Suite comprising: bath with shower over and screen, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, radiator, ceiling light and window to the side.

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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