



**George Street
Hednesford**

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Lovett&Co. Estate Agents are pleased to offer for sale, this beautifully presented and superbly maintained, three bedroom semi-detached family home, set on a good sized plot.

The property offers a generous landscaped private rear garden which is not overlooked and features various paved patio areas, lawn, flower beds and land to the rear with space for a summerhouse. There is also ample space to extend the property, subject to planning. To the front is a two/three car driveway.

Internally the property features a spacious lounge-diner with new fitted log burner (2022). There is also a fitted kitchen, entrance hall and integral garage. Upstairs are three bedrooms, landing area and a new modern fitted shower room (2019).

The property benefits from UPVC double glazing and a new boiler (2020) providing central heating through out.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point, radiator, carpeted stairs to first floor accommodation and doors to kitchen and lounge-diner.

LOUNGE-DINER:

19' 7" x 13' 2" (5.97m x 4.01m)

Feature contemporary fireplace with fitted log burner, laminate flooring, ceiling light point, radiator, window and French doors to rear garden.

KITCHEN:

9' 2" x 9' 8" (2.79m x 2.95m)

Range of wall mounted and base units, roll top preparation surfaces, inset sink and drainer, space for a cooker, integrated washing machine and fridge-freezer, splash back tiling, tiled flooring, ceiling light point, radiator and window to front.

INTEGRAL GARAGE:

10' 2" x 11' 9" (3.10m x 3.58m)

Up and over metal door.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, shower room and access to loft.

MASTER BEDROOM:

10' 3" x 13' 2" (3.12m x 4.01m)

carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

10' 3" x 11' 9" (3.12m x 3.58m)

Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

9' 8" x 9' 3" (2.95m x 2.82m)

Carpeted flooring, ceiling light point, radiator and window to front.





SHOWER ROOM:

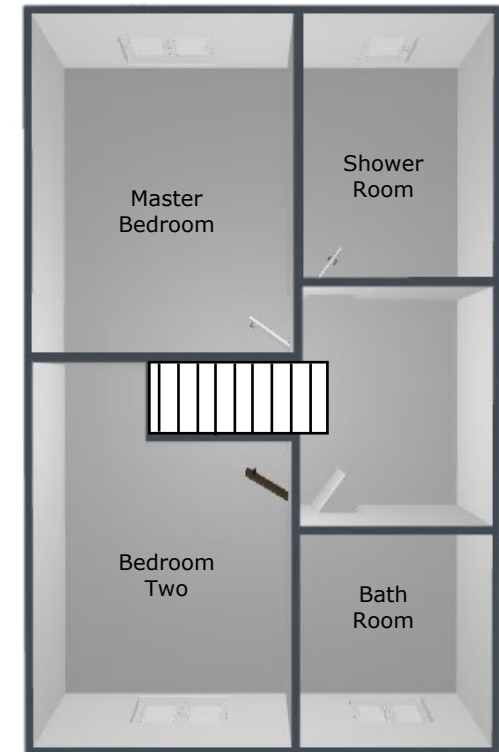
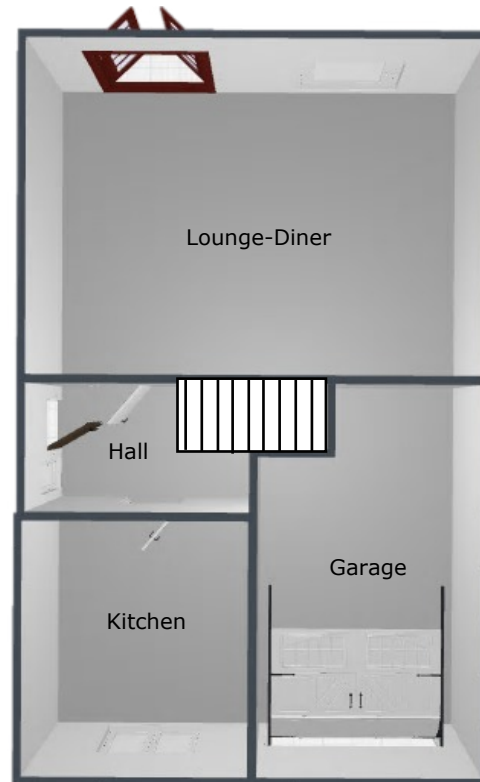
White suite comprising: corner shower cubicle with a mains shower over, low level flush w/c, cabinet wash hand basin, ceiling light point, tiled flooring and walls plus window to front.

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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