



Longacres
Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached situated within a quiet cul-de-sac just off Littleworth Road.

The property briefly comprises: entrance porch, hallway, front lounge, modern fitted kitchen, extended rear dining room, utility and study area plus guest WC, garage, landing, modern fitted family bathroom and three well proportioned bedrooms.

Externally there is a private south facing rear garden with tiered decking areas and lawn, perfect for families and pets to play. To the front is two car driveway leading to the front door and garage plus lawn garden.

The property benefits from UPVC double glazing and gas central heating provided by a modern boiler fitted in 2017.

The property is located in Hednesford just a few minutes from Cannock Chase, an area of outstanding natural beauty and overlooks Hednesford Hills to the front. It is conveniently located for commuter access to Cannock & Rugeley town centres which offer a wide range of amenities, whilst also being just a short drive from 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.

PORCH:

UPVC entrance door, windows to the front, doors to the garage and hallway.

HALLWAY:

Composite entrance door, laminate flooring, radiator, ceiling light point, stairs to the first floor and door to the lounge.

LOUNGE:

11' 8" x 14' 11" (3.56m x 4.55m)
Laminate flooring, TV aerial & phone sockets, ceiling light point, radiator, under stairs store cupboard, window to the front and door to the kitchen.

KITCHEN:

14' 7" x 8' 5" (4.45m x 2.56m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring induction hob with extractor hood, further integrated dishwasher, space for a fridge-freezer, wall tiling, ceramic tiled flooring, ceiling light points, window and opening to the extended rear dining room, and door into the utility.

EXTENDED DINING ROOM:

13' 5" x 10' 2" (4.08m x 3.09m)
Pitched ceiling with Velux skylights, ceiling spot lights, laminate flooring, radiator, window to rear and French doors to the garden decking area.

UTILITY (& STUDY):

7' 3" x 18' 7" (2.20m x 5.67m)
Range of matching units incorporating cabinets, work tops plus sink and drainer with mono tap, space and plumbing for a washing machine and dryer, cupboard housing the boiler, study area with fitted work top and door into the garage, laminate flooring, ceiling spot lights radiator, window and door to the rear garden and door to the WC.

DOWNSTAIRS WC:

Suite comprising: low level WC, laminate flooring, radiator and spot light.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, radiator, loft hatch, doors off to three bedrooms, family bathroom and airing cupboard.





BEDROOM ONE:

8' 4" x 12' 2" (2.53m x 3.72m)

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

BEDROOM TWO:

8' 4" x 11' 3" (2.53m x 3.42m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to front and access to loft.

BEDROOM THREE:

6' 1" x 9' 2" (1.85m x 2.80m)

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

FAMILY BATHROOM:

Modern fitted white suite comprising: bath with mains fitted shower and screen, cabinet wash hand

basin, low level W/C, wall tiling, heated chrome towel rail and window to the rear.

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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