



Mount Avenue
Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached house, situated towards the end of a quiet cul-de-sac.

Being offered with NO ONWARD CHAIN.

The property briefly comprises: entrance hall, spacious lounge and separate dining room, fitted kitchen, guest w/c and entrance hall on the ground floor. Upstairs are three good sized bedrooms, landing area and a modern fitted shower room. Other benefits include: UPVC double glazing and gas central heating throughout.

Externally the property offers a generous sized, low maintenance private rear garden featuring paved and gravel areas plus gated side access. There is also a detached garage and driveway with ample parking for several vehicles.

The property is situated on the outskirts of Cannock, which offers a wide range of amenities, whilst also providing easy access to Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network with Cannock, Lichfield and Stafford City centres nearby also offering local & national bus & train routes.

RECEPTION HALL:

Front entrance door, carpeted flooring, ceiling light point, stairs to first floor accommodation and door to lounge.

LOUNGE:

23' 8" x 11' 0" (7.22m x 3.35m)

Feature fireplace with brick surround, carpeted flooring, TV aerial & phone sockets, coving, ceiling light points, radiators, window to the front and doors to the kitchen, dining room and vestibule with door to w/c.

DINING ROOM:

11' 8" x 9' 6" (3.56m x 2.90m)

Carpeted flooring, coving, ceiling light points, window to rear, door and window to side of property.

KITCHEN:

10' 9" x 6' (3.28m x 1.83m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for appliances, wall mounted boiler, strip light and window to side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft space.

BEDROOM ONE:

9' 5" x 11' 5" (2.87m x 3.48m)

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

BEDROOM TWO:

10' 11" x 9' 2" (3.33m x 2.79m)

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





BEDROOM THREE:

6' 6" x 5' 3" (1.98m x 1.60m)
 Carpeted flooring, ceiling light point, radiator,
 window to front.

FAMILY SHOWER ROOM:

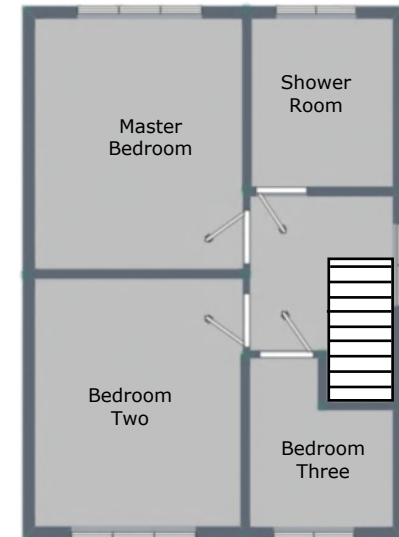
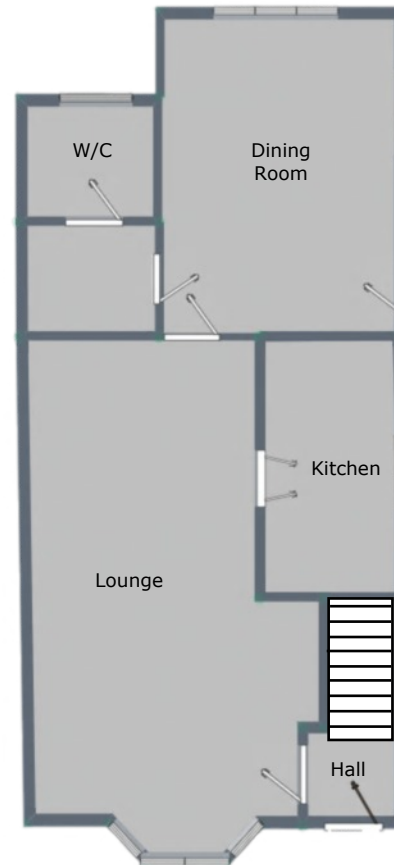
White suite comprising: shower cubicle,
 cabinet wash hand basin, low level W/C, part
 tiled walls, tiled flooring, ceiling light point and
 window to rear.

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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