



Western Road  
Hednesford

# Western Road Hednesford



Lovett&Co. Estate Agents are delighted to offer for sale this exceptionally spacious and beautifully presented four-bedroom semi-detached family home, boasting bright and airy interiors, high ceilings throughout, and generous ground floor accommodation including a stunning extended open-plan kitchen and dining area.

Flooded with natural light thanks to large windows and thoughtful design, the property offers an impressive sense of space from the moment you step inside. The ground floor comprises a welcoming entrance hallway, a substantial lounge-diner ideal for family living, a contemporary open-plan kitchen-diner perfect for entertaining, a convenient WC, and a separate utility area.

Upstairs, the spacious layout continues with three generously sized double bedrooms, including a master with en-suite, a large modern family bathroom, and a further top-floor attic double bedroom offering flexible accommodation—ideal as a guest room or home office.

Outside, the property occupies a generous plot with a substantial garden featuring a terraced decking area—perfect for outdoor dining and entertaining—as well as an extended lawn, ideal for children and pets to enjoy. An integral garage adds further convenience and storage.

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

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

Entrance door, LVT flooring, ceiling light point, stairs to the first floor, doors to the lounge-diner and utility area, leading on to the kitchen-diner.

## LOUNGE-DINER:

10' 8" x 23' 9" (3.25m x 7.25m)

Feature fireplace with fitted log burner effect gas fire, LVT flooring, coving, ceiling light points, radiators, bay window to the front, wall panelling, opening to the kitchen-diner.

## KITCHEN-DINER:

23' 4" x 13' 0" (7.10m x 3.95m)

Stunning open living space with orangery style roof and recessed spot lighting, LVT flooring, a range of matching wall and base units incorporating display cabinets and work surfaces including a kitchen island, inset bowl sink and drainer with mono tap, further integrated electric oven and grill, induction hob with extractor hood, fridge and freezer, dishwasher, window and bi-fold doors to the rear garden, opening to the utility area and door to the WC.

## UTILITY:

6' 10" x 5' 0" (2.08m x 1.53m)

Fitted work top with space and plumbing for a washing machine and dryer, LVT flooring, radiator, space to hang coats and doors to the WC and hallway.

## GUEST WC:

Suite comprising: low level WC with cistern mounted wash and basin, light point, light point and extractor.

## INTEGRATED GARAGE:

9' 10" x 23' 7" (3.00m x 7.20m)

Electric roller shutter front door, light and electric sockets, door accessing to the rear garden.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

## MASTER BEDROOM:

9' 7" x 12' 10" (2.91m x 3.91m)

Built in wardrobe, carpeted flooring, wall panelling, radiator, ceiling light point, sash window to the front and door to the en-suite.

## EN-SUITE:

Modern fitted suite with walk in shower cubicle, wash hand basin set on wooden unit, low level WC, spot lights and extractor fan.

## BEDROOM TWO:

9' 1" x 13' 7" (2.77m x 4.15m)

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

## BEDROOM THREE:

10' 10" x 9' 8" (3.30m x 2.95m)

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





**FAMILY BATHROOM:**

9' 0" x 6' 11" (2.75m x 2.11m)  
 White suite comprising: bath, separate shower cubicle, vanity wash hand basin with low level WC and cabinets, wall tiling, vinyl flooring, ceiling light, heated towel rail and window to rear.

**TOP FLOOR BEDROOM:**

13' 9" x 11' 8" (4.18m x 3.55m)  
 Laminate flooring, dormer windows to the rear, Velux window to the front, radiator, light point, door from the landing area and further door into the en-suite WC.

**EN-SUITE WC:**

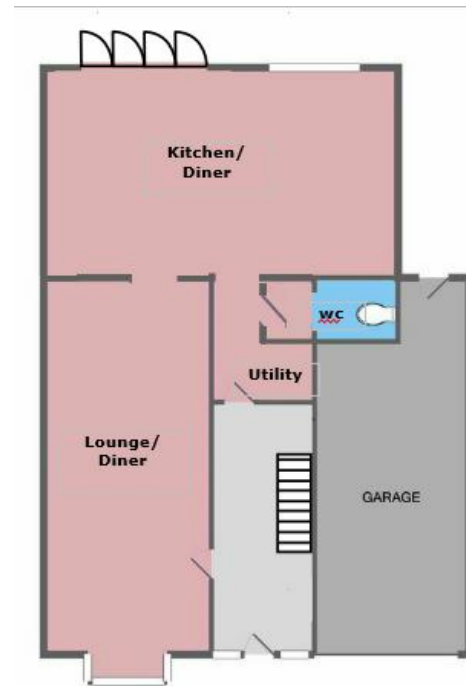
Low level WC, laminate flooring, ceiling light, extractor and access to a small storage area.

**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 sellers 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.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

