



Lakeland Court, Hednesford  
Cannock, WS12 1TH

Offers in Excess of £350,000

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Paul Carr Estate Agents are delighted to market 'Eskdale', a wonderful barn conversion located in an exclusive and highly desirable gated development on the edge of Cannock Chase.

With a host of character features including oak floors and doors, open fireplaces, timber double glazed windows and an efficient underfloor heating system this stylish and immaculately presented property also benefits from a single garage and a private parking space.

The living space comprises a welcoming entrance hall, spacious family living room with lovely feature fireplace, stunning modern kitchen diner with French Doors into the garden and completing the ground floor is the guest W/C.

Stairs lead to the first floor where this wonderful home features three generous bedrooms, a family bathroom and an en suite to master.

Outside is charming courtyard style garden that is functional and spacious enough for friends and family. The property is located on the outskirts of Hednesford, with walking routes into Cannock Chase, an area of outstanding natural beauty.

Also conveniently located for access to Cannock & Rugeley town centres which both offer a wider range of amenities, bars & restaurants. Commuter routes include the A34, A460, A5 & M6 Toll road, with local and national train routes also available from Cannock and Hednesford train stations.

If you are in the market for something with an abundance of charm, character and convenience then Lakeland Court could be the one for you!

CALL NOW TO VIEW!!!









## Property Specification

INDIVIDUALLY DESIGNED CHARACTER PROPERTY  
THREE BEDROOMS & TWO BATHROOMS  
IMMACULATED PRESENTED  
RURAL LOCATION CLOSE TO CANNOCK CHASE  
PRIVATE GATED DEVELOPMENT

Hall

Guest W/C

**Living Room 12' 0" x 20' 0" (3.67m x 6.10m)**

**Dining Kitchen 14' 9" x 13' 9" (4.49m x 4.18m)**

Landing

**Bedroom One 11' 3" x 12' 7" (3.44m x 3.83m)**

En Suite

**Bedroom Two 9' 5" x 12' 10" (2.88m x 3.90m)**

**Bedroom Three 9' 6" x 6' 10" (2.89m x 2.08m)**

Bathroom

**Garage 17' 3" x 8' 9" (5.26m x 2.67m)**

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market:

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

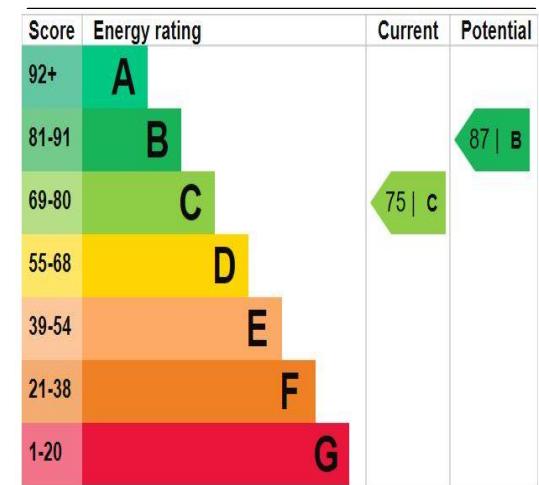
## Ground Floor



## First Floor



## Energy Efficiency Rating



## Map Location

