

Lovett & Co.
estate agents

Clarkes Avenue
Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this three bedroom semi-detached home situated within a quiet crescent, bordering Cannock Chase, an area of outstanding natural beauty.

The property is being offered with NO ONWARD CHAIN.

The deceptively spacious property would make an ideal home for first time buyers or investors.

Internally, the property briefly comprises: entrance hall, front lounge, open plan kitchen-diner, landing, family bathroom and three bedrooms.

Externally, there is a driveway to the front with shared access leading to the large private rear garden with patio area, lawn, fenced borders and gated side entrance.

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, Hednesford town centres which offer a wide range of amenities. 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, ceiling light point, radiator, stairs to the first floor and door to the lounge.





LOUNGE:

12' 10" x 11' 10" (3.90m x 3.61m)
Feature fireplace, radiator, light point, bay window to the front, door to the kitchen-diner.

KITCHEN-DINER:

16' 9" x 11' 6" (5.10m x 3.50m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space and plumbing for further white goods, space for a dining table and chairs, large storage cupboard, window to the side and patio door to the garden.



FIRST FLOOR LANDING:

Window to the side, ceiling light point, doors off to three bedrooms, family bathroom.

BEDROOM ONE:

11' 6" x 9' 10" (3.50m x 3.00m)
Carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

10' 6" x 8' 6" (3.20m x 2.60m)
Carpeted flooring, ceiling light point, radiator, window to rear.

BEDROOM THREE:

7' 10" x 6' 11" (2.40m x 2.10m)
Carpeted flooring, ceiling light point, radiator, window to rear.

FAMILY BATHROOM:

Modern white suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, ceiling light, heated towel rail 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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		99 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

