



Belt Road
Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom semi-detached bungalow.

The property briefly comprises: entrance hallway, spacious open plan lounge-diner, breakfast kitchen, inner hallway leading to the three bedroom and bathroom.

The large attic space offers potential to convert into further bedrooms with other similar properties on the street having already carried out the conversion.

Externally, there is a large frontage with driveway and gravel area, plus rear garage and private rear garden.

The property benefits from UPVC double glazing and under-floor heating throughout.

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

ENTRANCE HALL:

Accessed through the front porch it features: entrance door, carpeted flooring, ceiling light point, large cloak cupboard, door into the lounge.



OPEN PLAN LOUNGE-DINER:

16' 10" max x 18' 8" max (5.12m x 5.70m)
Feature electric fireplace, carpeted flooring, coving, TV aerial & phone sockets, ceiling and wall light points, window to the front, doors to the kitchen and inner hallway.



BREAKFAST KITCHEN:

9' 0" x 15' 3" (2.75m x 4.65m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and grill, plus 4 ring hob with extractor hood, space and plumbing for further white goods, carpet flooring, light point, window to the front and door to the driveway.



INNER HALLWAY:

Carpeted flooring, ceiling light point, loft hatch, doors to the three bedroom and bathroom.

BEDROOM ONE:

9' 11" x 14' 7" (3.02m x 4.45m)
Fitted wardrobes, carpeted flooring, ceiling light point and window to rear.

BEDROOM TWO:

9' 2" x 12' 8" (2.80m x 3.85m)
Carpeted flooring, ceiling light point and window to rear.

BEDROOM THREE:

6' 7" x 9' 6" (2.00m x 2.90m)
Carpeted flooring, ceiling light point and window to the rear.





FAMILY BATHROOM:

Suite comprising: bath, separate shower cubicle, wash hand basin, W/C, wall tiling, window to the side.

EXTERNALLY:

At the front is a private driveway and low maintenance gravel area which leads to the front and side entrance doors as well as the garage at the rear. The private rear garden is enclosed by fenced borders side access and features; patio area ideal for entertaining, lawn, various trees, shrubs and flowerbeds.

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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