



Lovett & Co.
estate agents

Berry Hill
Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom detached bungalow being offered with NO ONWARD CHAIN.

The property occupies an elevated large plot offering views across parts of Hednesford, with a private rear garden, front lawn, and side driveway with detached garage.

Internally the accommodation briefly comprises: entrance porch and hallway, spacious lounge, kitchen-diner, inner hallway to the modern fitted shower room and three well proportioned bedrooms.

Other benefits include: UPVC double glazing and gas central heating throughout. Furthermore, the garage roof has just been re-felted.

The property is located 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.

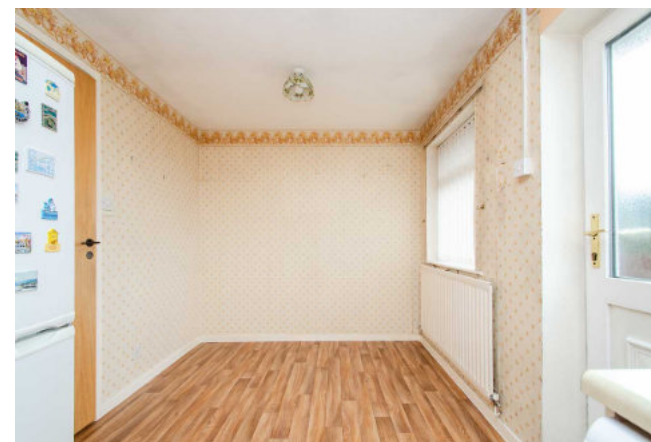
PORCH AND HALLWAY:

Sliding door into the porch area with further door to the hallway, and then additional door to the lounge.

LOUNGE:

5.12 x 3.41 (16'9" x 11'2")

Feature fireplace with electric fire (and capped gas connection), carpeted flooring, ceiling light





points, radiators, windows to the front and rear, doors to the inner hallway and kitchen-diner.

KITCHEN-DINER:

5.08 x 2.42 (16'8" x 7'11")

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, cooker, fridge-freezer and washing machine, ample space for a dining table and chairs, vinyl flooring, strip lighting, radiator, window and door to the side driveway.

INNER HALLWAY:

Carpeted flooring, ceiling light point, doors off to three bedrooms, shower room and airing cupboard housing the boiler.

BEDROOM ONE:

3.63 x 2.48 (11'11" x 8'1")

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

BEDROOM TWO:

3.35 x 2.58 (10'11" x 8'5")

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

BEDROOM THREE:

2.41 x 2.30 (7'11" x 7'6")

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

SHOWER ROOM:

2.457 x 1.825 (8'0" x 5'11")

White suite comprising: walk in shower cubicle with mains shower, vanity unit with fitted low level WC, wash hand basin and drawer units, heated towel rail, light point and window to the side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only

DETACHED GARAGE:

17' 7" x 8' 10" (5.36m x 2.69m)

Up and over front door, light and electric points, new fitted felt roof.

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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