



Belt Road  
Hednesford



# Belt Road Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented traditional mid terraced house house.

The property features: two spacious reception rooms, two double bedrooms, modern fitted kitchen and bathroom plus a good sized private rear garden. The property has been re-decorated and also benefits from new carpets throughout as well as UPVC double glazing and recently serviced boiler providing central heating through out.

It is well placed to provide easy access to Cannock town centre which offers a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

## **RECEPTION ROOM ONE:**

3.63m x 3.38m

Front entrance door, carpeted flooring, radiator, ceiling light point, cupboard, window to front and opening to small hall with storage cupboard and door to reception room two.

## **RECEPTION ROOM TWO:**

3.65m x 4.62m

Carpeted flooring, coving, ceiling light point, radiator, large storage cupboard, window to rear, door to stairs to first floor accommodation and door to kitchen.

## **MODERN KITCHEN:**

2.39m x 2.66m

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven/grill and four ring gas hob with extractor hood, space for further appliances, radiator, laminate flooring, ceiling light point, window and door to side of property.

## **FIRST FLOOR LANDING:**

Carpeted flooring, access to loft, ceiling light point and doors off to both bedrooms and bathroom.

## **MASTER BEDROOM:**

3.23m x 3.61m

Built in wardrobe, feature cast iron fireplace, carpeted flooring, radiator, ceiling light point and window to front.

## **BEDROOM TWO:**

2.73m x 3.72m

Carpeted flooring, feature cast iron fireplace, radiator, ceiling light point, large storage cupboard and window to rear.

## **MODERN BATHROOM:**

White suite comprising: p shaped bath with mains shower over and screen, pedestal wash hand basin, low level W/C, part wall tiling, tiled flooring, ceiling light point, heated towel rail, feature exposed brick work and window to side.





### EXTERNALLY:

The good sized private rear garden is enclosed by fenced borders and features; rear courtyard and a separate lawn garden. Please note: there is shared access between the courtyard and rear garden.

### 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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