

Lovett & Co.
estate agents

Rydal Close
Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented four bedroom detached family home situated in sought after residential area of Hednesford.

The property features a modern finish throughout and briefly comprises: entrance hallway, spacious front lounge, open-plan kitchen-diner, rear conservatory, guest WC and integral garage, landing, large family bathroom, four good sized bedrooms with an en-suite to the master bedroom.

To the front is a block paved driveway with parking for at least 4 vehicles, plus a landscaped rear garden with patio area, under-cover hot tub (negotiable), lawn and decking area to the rear with collect the sun all day.

Other benefits include: UPVC double glazing and gas central heating throughout.

The property is situated on a well established, popular residential area 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.

RECEPTION HALL:

Composite entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor and door to the lounge.

LOUNGE:

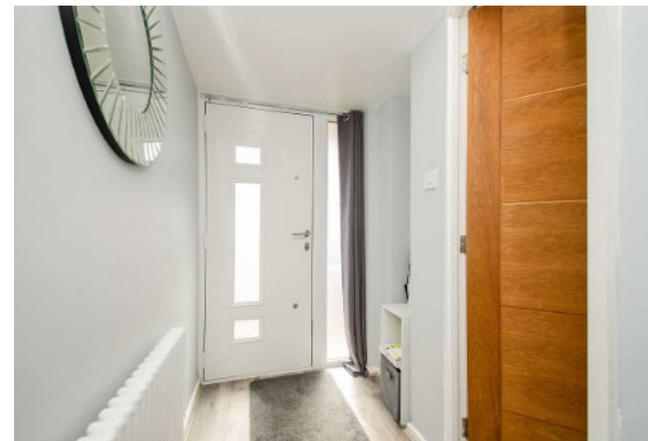
12' 8" x 14' 11" (3.85m x 4.55m)

Feature electric fireplace, laminate flooring, TV aerial & phone sockets, ceiling light point, radiators, French doors to the kitchen-diner.

KITCHEN-DINER:

23' 11" x 8' 6" (7.30m x 2.60m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces plus kitchen island for dining, inset bowl sink and drainer with mono tap, range cooker with extractor hood, integrated dishwasher and microwave, space for an American fridge-freezer, laminate flooring, ceiling spot lights, radiators, windows to the rear, door to the side access, French doors





to the conservatory, door to the inner-hallway leading to the WC, under stairs store area and garage.

CONSERVATORY:

10' 0" x 11' 3" (3.04m x 3.44m)
Plastered ceiling, UPVC windows and French doors to the garden, ceiling light point, laminate flooring, radiator, ideal for use as a second sitting room, garden room etc.

GUEST WC:

Modern fitted suite with vanity unit incorporating a wash hand basin and low level WC, light point, wall tiling and window to the side.

INTEGRAL GARAGE:

8' 1" x 18' 3" (2.47m x 5.57m)
Electric roller shutter front door, light and electric points.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch, doors off to four bedrooms and the family bathroom.

BEDROOM ONE:

12' 8" x 11' 11" (3.85m x 3.62m)
Built in wardrobes and cupboard, carpeted flooring, radiator, ceiling light point, window to door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: shower cubicle, vanity unit with low level WC and wash hand basin with cabinet, heated towel rail, tiled flooring, spot lights and window to the front.

BEDROOM TWO:

8' 10" x 12' 0" (2.70m x 3.65m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

8' 2" x 11' 11" (2.48m x 3.62m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the front.

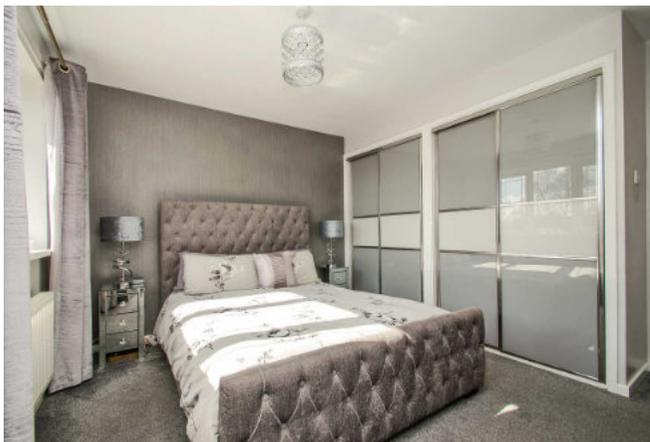
BEDROOM FOUR:

8' 2" x 9' 10" (2.48m x 3.00m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

Full suite comprising: bath, separate shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, tiled





flooring, ceiling spot lights, 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only