

Lovett & Co.
estate agents

Bromley Close
Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached property situated within a quite cul-de-sac in popular residential area of Hednesford.

The property has been finished throughout to a modern standard and briefly comprises: entrance hallway, spacious lounge with dining area, modern fitted breakfast kitchen, landing to the well appointed family bathroom and three bedrooms, with a modern fitted en-suite to the master bedroom.

Other benefits include: UPVC double glazing and gas central heating and hot water provided by a modern fitted boiler (fitted in 2023).

The property is situated 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-DINER:

13' 11" max x 17' 8" (4.25m x 5.38m)

Carpeted flooring, TV aerial & phone sockets, ceiling light points, radiators, recess for dining table and chairs, windows to the front and side,





door to the breakfast kitchen.

BREAKFAST KITCHEN:

13' 11" x 9' 5" (4.25m x 2.88m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces including breakfast bar, inset bowl sink and drainer with mono tap, space for a range cooker, integrated fridge/freezer and dishwasher, space for a washing machine, tiled flooring, light point, radiator, windows and door to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and loft hatch with pull down ladder to the boarded attic space.

BEDROOM ONE:

10' 8" x 11' 3" (3.25m x 3.44m)

Built in cupboard, carpeted flooring, radiator, ceiling light point, window to the front and door to the en-suite.

EN-SUITE:

Modern fitted fully tiled suite comprising: walk in shower cubicle, cabinet wash hand basin, wall mounted mirror with LED lighting, heated towel rail, spot lights, window to the side.

BEDROOM TWO:

7' 3" x 9' 1" (2.21m x 2.77m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

6' 5" x 9' 1" (1.96m x 2.78m)

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

FAMILY BATHROOM:

Modern fitted white suite comprising: bath, vanity





unit with cabinet wash hand basin and W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and extractor fan.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE