Lovett & Co.
estate agents

Oakdene Close

Hednesford

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented modern four bedroom detached house located on an exclusive private development.

The stand out features of the property include: a spacious rear open plan lounge-diner and breakfast kitchen, generous hallway, four double bedrooms with an en-suite to the master plus a separate family bathroom and ground floor WC.

Externally the private rear garden is not overlooked and offers a lawn with patio area and gated side access. There is also an integral garage and driveway offering parking for two vehicles. The property benefits from UPVC double glazing and gas central heating through out.

The property is well placed to provide easy access to Cannock & Hednesford town centres, both offering 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 HALL:
Front entrance door, Karndean flooring, ceiling light point, radiator, useful storage cupboard, stairs to first floor and doors to kitchen/diner, lounge and guest WC.

LOUNGE-DINER:
6.32m x 3.73m
Feature fireplace with contemporary surround, carpeted flooring, TV aerial socket, ceiling light points, radiator, dining area with space for table and chairs, window and French doors to rear garden.

BREAKFAST KITCHEN:
2.44m1 x 5.18m
Modern range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and gas hob with extractor hood, space for further appliances, tiled effect flooring, recess ceiling spot lights, space for table & chairs, window to front and door to side of property.

FIRST FLOOR LANDING:
Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and access to the loft space.

MASTER BEDROOM:
3.25m x 3.35m
Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to rear and door to en-suite.

EN-SUITE SHOWER ROOM:
Modern fitted suite comprising: shower cubicle, half height wall tiling, low level WC, hand wash basin, ceiling light point, vinyl flooring and extractor fan.

BEDROOM TWO:
3.18m x 3.35m
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:
2.46m x 3.05m
Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM FOUR:
2.18m x 3.0m
Storage cupboard/wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

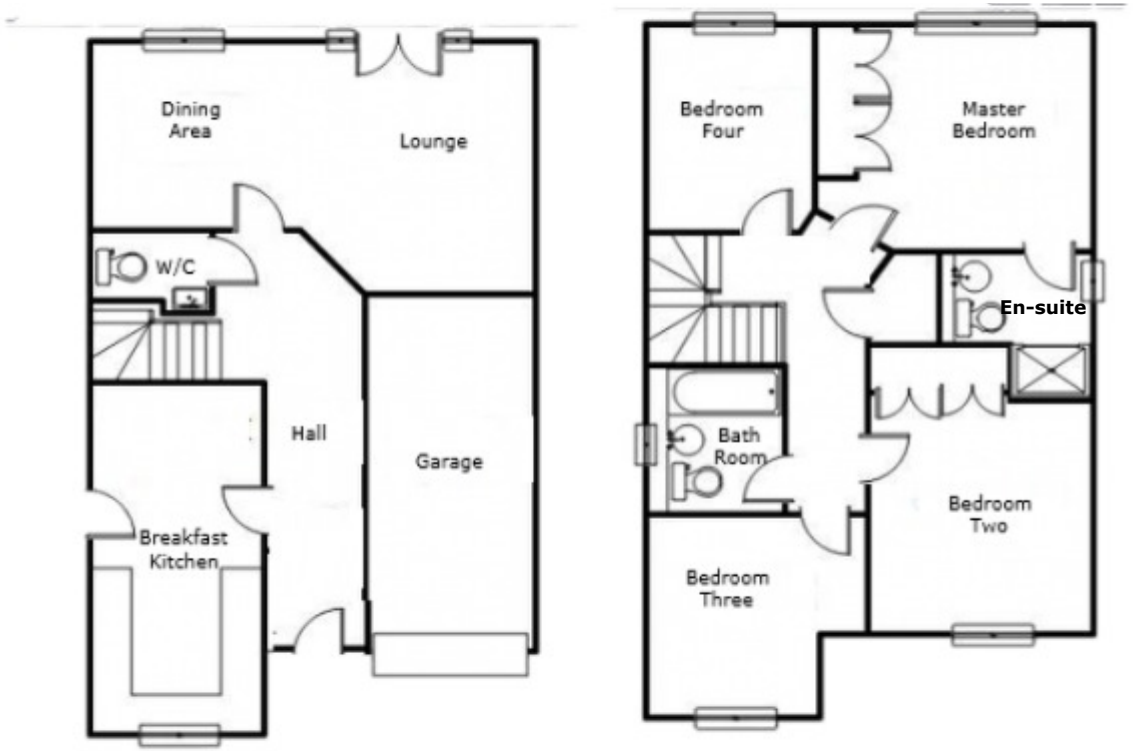
MODERN BATHROOM:
White suite comprising: bath with shower fittings and screen, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light point, heated towel rail and window to side.

GARAGE:
2.39m x 5.26m
Metal up and over door, electric & light points.

TENURE:
We have been advised that the property is freehold.

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. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but 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. 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.



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The Property Ombudsman