



Berry Hill  
Hednesford



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## Hednesford

Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious and well presented two bedroom semi detached bungalow set within a quiet cul-de-sac location.

The property has been refurbished to a good standard and has been re-plastered, standout features include: superb new modern fitted kitchen, spacious lounge with sound proof wall, UPVC conservatory with new tiled flooring, two double bedrooms, modern fitted shower room, low maintenance rear garden as well as a car port, large garage and a driveway with parking for four/five vehicles.

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.

The property has one floor comprising: reception hall, kitchen, inner hall, lounge, shower room, conservatory and two bedrooms. Externally the property offers: block paved driveway and enclosed rear garden. The property benefits from double glazing and central heating throughout.

### KITCHEN:

2.45m x 2.72m

Side and front entrance doors, range of matching wall and base units incorporating display cabinets, cupboards, drawers with complementary roll-top work surfaces, inset bowl sink and drainer with mono tap, space for oven, space and plumbing for washing



machine and fridge/freezer, recessed spot lighting, tiled flooring, window to side and door to hall.

### LOUNGE:

2.91m x 5.18m

Feature fire place with fitted gas fire set upon a raised stone hearth with Adams surround, carpeted flooring, coving, TV point, ceiling light point, radiator, door to inner hall and window to front.

### INNER HALL:

Carpeted flooring, ceiling light point, airing cupboard, access to loft, doors to both bedrooms and shower room.

### MASTER BEDROOM:

2.40m x 3.62m

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

### BEDROOM TWO/DINING ROOM:

2.45m x 2.66m

Carpeted flooring, ceiling light point, radiator and French doors to conservatory.

### CONSERVATORY:

2.52m x 2.57m

Poly-carbonate sloping roof with UPVC frame set on a brick base, carpeted flooring, ceiling light point and French doors to garden.

### SHOWER ROOM:

Suite comprising: shower cubicle, low level WC, cabinet wash hand basin, tiled wall and flooring, ceiling light point, radiator and obscure window to side.

### DETACHED GARAGE:

2.51m x 5.00m

Up and over garage door, ceiling light and electric points.





### EXTERNALLY:

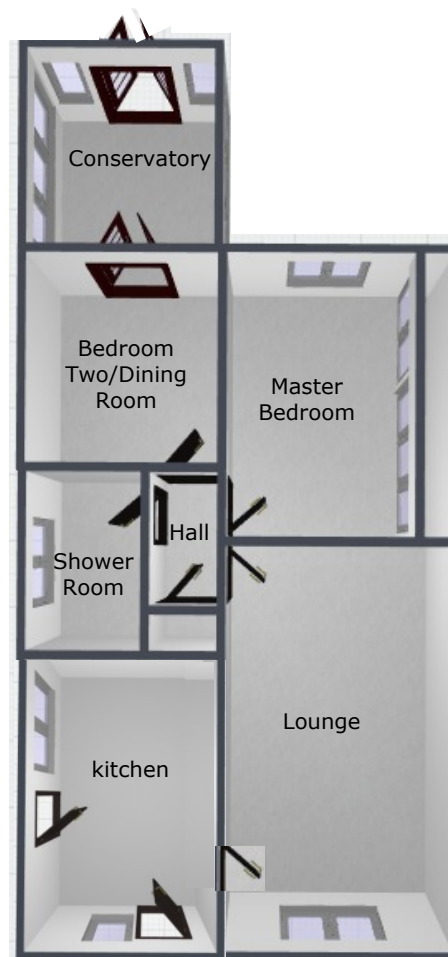
At the front is a block paved drive with parking for four/five vehicles which leads to the car port and detached garage. The low maintenance private rear garden is enclosed by fence borders and features: paved and gravel areas, various plants and shrubs.

### VIEWING:

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

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