



**Connells**

Linwood Drive  
Hednesford, Cannock





## Ground Floor

### Hallway

Having a double glazed front entrance door, laminate flooring, under stairs storage cupboard, stairs to first floor and doors to lounge, kitchen and dining room

### W.C

Having a WC, wash hand basin, tiled splash-backs, radiator, ceiling light point and laminate flooring

### Lounge

11' 3" x 18' 3" ( 3.43m x 5.56m )

Having a gas fireplace with surround, radiator, ceiling light point, carpeted flooring and French doors to the rear garden

### Kitchen

14' 5" x 10' 3" ( 4.39m x 3.12m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainers, tiled splash-backs, electric double oven with gas hobs and cooker-hood over, two ceiling light points, tiled flooring, two double glazed windows to the rear aspect and door to utility

### Utility

Having wall and base units, sink/drainers, plumbing for the washing machine, dishwasher and space for appliances, ceiling light point, carpeted flooring and a double glazed window and door to conservatory

### Conservatory

13' x 11' 3" ( 3.96m x 3.43m )

Being part brick, part UPVC double glazed constructed and having a ceiling fan light, two wall lights, carpeted flooring and door to rear garden

### Dining Room

11' 4" x 11' 7" ( 3.45m x 3.53m )

Having a double glazed window to the front aspect, radiator, ceiling light point, carpeted flooring and sliding doors to the lounge



## First Floor

### Landing

Having stairs leading up from the hallway, carpeted flooring, airing cupboard, ceiling light point, loft access and doors to bedrooms and bathroom

### Bedroom 1

11' 4" x 15' 8" ( 3.45m x 4.78m )

Having a double glazed window to the front aspect, two ceiling light points, radiator, carpeted flooring and door to en-suite

### En-Suite

Having a double glazed window to the front aspect, WC, wash hand basin, shower cubicle, towel radiator, ceiling spotlights and wooden flooring

### Bedroom 2

11' 4" x 12' ( 3.45m x 3.66m )

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

### Bedroom 3

8' x 15' 9" ( 2.44m x 4.80m )

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

### Bedroom 4

8' x 12' ( 2.44m x 3.66m )

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

### Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, walk in shower, tiled walls, towel radiator, ceiling spotlights and tiled flooring

### Outside

### Front

Having a driveway suitable for multiple vehicles, astroturf to the side and access to the garage

### Rear

Having a seating area over decking, paved patio area, laid to lawn, pathway to garden shed and various matures shrubs and bushes enclosed with paneled fencing

### Garage

Having power and lighting















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

Tenure: Freehold

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