



**Connells**

Dorchester Road  
Cannock



## Ground Floor

### Hallway

Having a double glazed front entrance door, radiator, two ceiling light points, storage cupboard and doors to lounge, kitchen, study, WC, bathroom and bedrooms 3 & 4

### W.C

Having a WC, wash hand basin, radiator, ceiling light point and tiled walls and flooring

### Study

11' 7" x 8' 1" ( 3.53m x 2.46m )

Having a radiator, ceiling light point and carpeted flooring

### " Through" Lounge Into:

29' 2" x 14' 3" ( 8.89m x 4.34m )

Having double glazed sliding doors to the rear garden, gas fireplace, radiator, two ceiling light points and carpeted flooring

### Dining Room

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

### Kitchen

11' 3" x 10' 3" ( 3.43m 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/drainer, space for oven, cooker-hood, ceiling light point, radiator, space for appliances, tiled splash-backs and flooring, door to utility room and a double glazed window to the side aspect

### Utility

10' 6" x 11' 7" ( 3.20m x 3.53m )

Having wall and base units with laminate work surfaces over and having a breakfast bar, plumbing for the dishwasher and washing machine, radiator, ceiling light point, double glazed window to the front aspect and doors to garage and rear garden

### Bedroom 3

9' 2" x 15' 9" ( 2.79m x 4.80m )

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



## Bedroom 4

11' 6" x 12' 9" ( 3.51m x 3.89m )

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

## Bathroom

Having a double glazed window to the front aspect, WC, wash hand basin, corner bath with shower over, radiator, extractor fan, ceiling light point and tiled walls and flooring

## First Floor

## Landing

Having stairs leading up from the hallway, carpeted flooring, double glazed window to the front aspect, ceiling light point, loft access and doors to bedrooms 1 & 2 and bathroom

## Bedroom 1

11' 5" x 17' 7" ( 3.48m x 5.36m )

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

## Bedroom 2

9' 4" x 17' 7" ( 2.84m x 5.36m )

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

## Bathroom

Having a double glazed window to the front aspect, WC, vanity wash hand basin, bath with shower over, LED mirror, storage cupboard, radiator, extractor fan, ceiling spotlights and vinyl flooring

## Outside

## Front

Having a brick paved driveway suitable for multiple vehicles and access to the garage via up and over door

## Rear

Having a paved patio area, laid to lawn and floral borders

## Garage

11' 4" x 19' 5" ( 3.45m x 5.92m )

Having power, lighting and up and over door









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.

To view this property please contact Connells on

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**EPC Rating: B**

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Tenure: Freehold



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