



Connells

Colliers Way
Huntington, Cannock



Ground Floor

Entrance Hallway

Having a double glazed front entrance door, vinyl tiled flooring, radiator, ceiling light point, storage cupboard, stairs to first floor and doors to kitchen, lounge and WC

W.C

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

Lounge

15' 4" x 11' 7" (4.67m x 3.53m)

Being open plan to the conservatory and having a double glazed window to the front aspect, radiator, ceiling light point and wood effect vinyl flooring

Kitchen

Being open plan to the conservatory and being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, plumbing for dishwasher & washing machine, radiator, ceiling spotlights, pendant light point, tiled splash-backs, vinyl tiled flooring and a double glazed window to the front aspect

Conservatory

11' x 24' (3.35m x 7.32m)

Having French doors opening out to the rear garden, wall lights, carpeted flooring and wet system under floor heating.

First Floor

Landing

Having double glazed windows to the front and rear aspects, carpeted flooring, radiator, ceiling light point, airing cupboard, doors to bedrooms 1, 2 & family bathroom and having stairs to second floor

Bedroom 3

15' 4" x 11' 7" (4.67m x 3.53m)

Having double glazed windows to the front and rear aspects, two radiators, two ceiling light points and carpeted flooring

Bedroom 4

8' 9" x 9' (2.67m x 2.74m)

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

Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, bath, extractor fan, towel radiator, spotlights, part tiled walls and carpeted flooring

Second Floor

Landing

Having carpeted flooring and doors to bedrooms 1, 2 and shower room

Bedroom 1

15' 4" x 11' 7" (4.67m x 3.53m)

Having a double glazed window to the front, radiator, ceiling light point, carpeted flooring and door leading to the en-suite.

En-Suite

Having a double glazed window to the front aspect, WC, vanity wash hand basin, shower cubicle, towel radiator, extractor fan, spotlights and carpeted flooring

Bedroom 2

12' 1" x 15' 5" (3.68m x 4.70m)

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

Shower Room

Having a double glazed window to the rear aspect, WC, wash hand basin, shower cubicle, towel radiator, extractor fan, spotlights and carpeted flooring

Outside

Front

Having a tarmac driveway to the side for multiple vehicles, access to the garage, paved pathway to front entrance door and laid to lawn complete with floral borders

Rear

Having a paved patio area, laid to lawn, decorative gravel bed and side access to the front

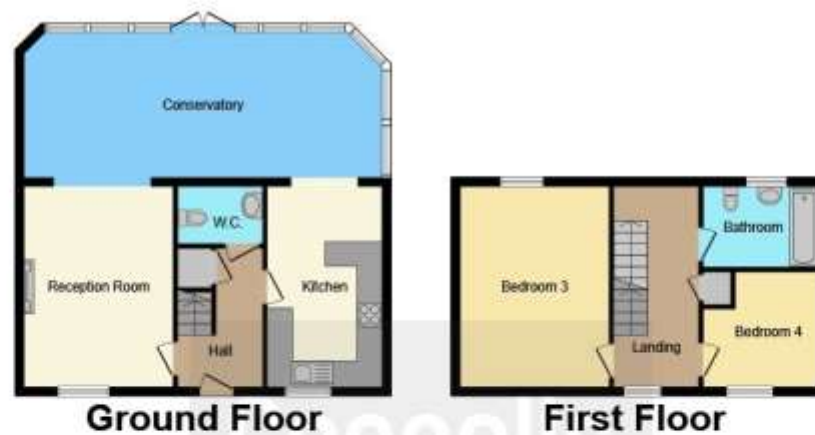
Garage

Having power, lighting and up & 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

T 01543 500923

E cannock@connells.co.uk

10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/CNK105921



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK105921 - 0003