



**Connells**

Pye Green Road  
Cannock



### Entrance Hallway

Having a double glazed entrance door, radiator, two ceiling light points, radiator, carpeted flooring and doors to lounge, kitchen, bedrooms and shower room

### Lounge

12' 1" x 13' 1" ( 3.68m x 3.99m )

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

### Kitchen

13' 5" x 10' 1" ( 4.09m x 3.07m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, tiled splash-backs, double electric oven with gas hobs and cooker-hood over, plumbing for the washing machine, space for appliances, fixed dining furniture, storage cupboard, double glazed window to the rear aspect and door to conservatory



## Bedroom 1

10' 8" x 10' 1" ( 3.25m x 3.07m )

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

## Bedroom 2

7' 5" x 6' 7" ( 2.26m x 2.01m )

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

## Shower Room

Having double glazed windows to the side and front aspects, WC, wash hand basin, shower cubicle, tiled splash-backs, radiator, ceiling light point and vinyl flooring

## Outside

### Front

Having a block paved pathway, gravel area and access to garage

### Rear

Being a mature rear garden and having a paved patio area, pathway, laid to lawn, floral borders and side access

### Garage

Having an 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

**T 01543 500923**

**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
CANNOCK WS11 1AH

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK106019](http://connells.co.uk/Property/CNK106019)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CNK106019 - 0003