



**Connells**

Winding House Drive  
Hednesford, Cannock



## Ground Floor

### Entrance Hallway

Having a double glazed front entrance door, stairs to first floor and door to lounge

### W.C

Having a double glazed window to the side aspect, WC, wash hand basin, radiator, ceiling light point, tiled splash-backs and vinyl flooring

### Lounge

11' 2" x 15' 8" ( 3.40m x 4.78m )

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

### Kitchen / Diner

18' 4" x 10' 3" ( 5.59m x 3.12m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a breakfast bar, one and a half bowl sink/drainer, plumbing for the dishwasher, electric oven with gas hobs and cooker-hood over, space for appliances, storage cupboard, radiator, door to utility, double glazed window to the rear aspect and French doors to the rear garden

### Utility Room

5' 2" x 6' 9" ( 1.57m x 2.06m )

Having laminate work surfaces, plumbing for the washing machine, space for appliances, radiator, vinyl flooring, doors to WC and garden



## First Floor

### Landing

Having carpeted flooring, radiator, ceiling light point, loft access and doors to bedrooms and bathroom

### Bedroom 1

11' 1" x 13' 9" ( 3.38m x 4.19m )

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

### En-Suite

Having a double glazed window to the side aspect, WC, wash hand basin, shower cubicle, part tiled walls, extractor fan, ceiling light point and vinyl flooring

### Bedroom 2

9' 2" x 12' 1" ( 2.79m x 3.68m )

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

### Bedroom 3

7' 2" x 9' 7" ( 2.18m x 2.92m )

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

### Bedroom 4

9' 2" x 9' 1" ( 2.79m x 2.77m )

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, bath part tiled walls, radiator, ceiling light point and vinyl flooring

### Outside

### Front

Having a tarmac driveway suitable for multiple vehicles and laid to lawn

### Rear

Having a paved patio area, laid to lawn, raised borders 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

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**EPC Rating: B**

Tenure: Freehold

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