



**Connells**

Scotia Road  
Cannock



### Ground Floor

#### Entrance Porch

Having a double glazed front entrance door to hallway, ceiling light point and laminate flooring

#### Entrance Hallway

Having doors to lounge, kitchen and WC, stairs to first floor, laminate flooring, ceiling light point and under stairs storage cupboard

#### W.C

Having a double glazed window to the side aspect, WC, wash hand basin, part tiled walls, ceiling light point and laminate flooring

#### Lounge

18' 8" x 11' 6" ( 5.69m x 3.51m )

Having a double glazed window to the front aspect, sliding doors to the conservatory, radiator, two ceiling light points and carpeted flooring

#### Kitchen

13' 2" x 11' 6" ( 4.01m x 3.51m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink/drainer, electric oven with gas hobs and cooker-hood over, plumbing for appliances, tiled splash-backs, radiator, double glazed window to the rear aspect and door to rear garden

#### Consevatory

11' 6" x 9' 3" ( 3.51m x 2.82m )

Having double doors to the rear garden, sliding doors to the side and tiled flooring



## First Floor

### Landing

Having a double glazed window to the front aspect and doors to bedrooms and bathroom

### Bedroom 1

15' 1" x 9' 10" ( 4.60m x 3.00m )

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

### Bedroom 2

11' 6" x 11' 6" ( 3.51m x 3.51m )

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

### Bathroom

Having a double glazed window to the front aspect, WC, vanity wash hand basin, shower cubicle, radiator, ceiling light point, tiled walls and vinyl flooring

## Outside

### Front

Having a driveway suitable for multiple vehicles, lawn to the front and floral borders

### Rear

Having a patio area, laid to lawn, gravel area, borders with shrubs and access to garage

### Garage

Having an up and over door, 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.

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

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