



Connells

Lloyd George Grove
Cannock



Ground Floor

Entrance Hallway

Having a double glazed front entrance door, laminate flooring, ceiling light point, stairs to first floor and door to lounge

Lounge

13' 10" x 13' 1" (4.22m x 3.99m)

Having a double glazed bay window to the front aspect, radiator, two ceiling light point, vinyl flooring and door to dining room

Dining Room

9' 8" x 8' 11" (2.95m x 2.72m)

Having double glazed sliding doors to the rear garden, radiator, ceiling light point, laminate flooring and door to kitchen

Kitchen

9' 7" x 9' 5" (2.92m x 2.87m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, double electric oven with cooker-hood over, plumbing for the dishwasher, space for appliances, tiled splash-backs, storage cupboard, radiator, ceiling light point, tiled flooring, storage cupboard, door to utility and a double glazed window to the rear aspect

Utility

Having plumbing for the washing machine, laminate work surfaces, space for fridge/freezer, tiled splash-backs, radiator, ceiling light point, double glazed window to the side aspect and doors to WC and to rear garden

W.C

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



First Floor

Landing

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

Bedroom 1

13' 1" x 9' 8" (3.99m x 2.95m)

Having two double glazed windows to the front aspect, built in 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, towel radiator, ceiling light point and vinyl flooring

Bedroom 2

9' 4" x 9' 2" (2.84m x 2.79m)

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

Bedroom 3

10' 10" x 7' 2" (3.30m x 2.18m)

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

Bedroom 4

7' 11" x 7' 7" (2.41m x 2.31m)

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

Bathroom

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

Outside

Front

Having a large brick paved driveway suitable for multiple vehicles

Rear

Having a block paved patio area, laid to lawn, mature borders and side access to the front

Garage

16' 3" x 5' 7" (4.95m x 1.70m)

Having an electric roller 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.

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EPC Rating: C

Tenure: Freehold

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