

Littlewood Lane Cheslyn Hay

# Connells

# Littlewood Lane Cheslyn Hay, WS6 7EL

# for sale offers in the region of £250,000



# **Entrance Porch**

Having a double glazed entrance door and door to hallway

#### Hallway

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

#### Lounge

14' 10" x 10' 2" ( 4.52m x 3.10m )

Having carpeted flooring, radiator, two wall lights, ceiling light point, double doors to dining room and door to kitchen

# Dining Room

#### 11' 7" x 7' 1" ( 3.53m x 2.16m )

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

# Kitchen

11' 4" x 8' 1" max (3.45m x 2.46m max)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, electric oven with gas hob, plumbing for washing machine, space for appliances, radiator, spotlights, ceiling light point, laminate flooring, double glazed window and door to rear porch

# **Rear Porch / Utility**

Having a double glazed window, ceiling light point and doors to kitchen and rear garden





# Bedroom 1

12' x 10' 2" ( 3.66m x 3.10m )

Having a double glazed window, radiator, ceiling light point and laminate flooring

# Bedroom 2

8' 11" x 8' 2" ( 2.72m x 2.49m )

Having a double glazed window, radiator, ceiling light point and laminate flooring

# Bedroom 3

12' 2" x 6' 5" ( 3.71m x 1.96m )

Having a double glazed window, radiator, ceiling light point and carpeted flooring

### **Shower Room**

Having a double glazed window, WC, vanity wash hand basin, shower cubicle, spotlights, extractor fan, radiator, part tiled walls and tiled flooring

### Outside

#### Front

Having a tarmac driveway suitable for multiple vehicles and gravel bed to the side, a variety of shrubs & bushes and gated side access to the rear

### Rear

Having additional parking to the side through gated access, access to the detached garage, paved patio areas, gravel area, laid to lawn and a variety of shrubs & bushes

#### Garage

Having double doors, power & lighting

#### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly









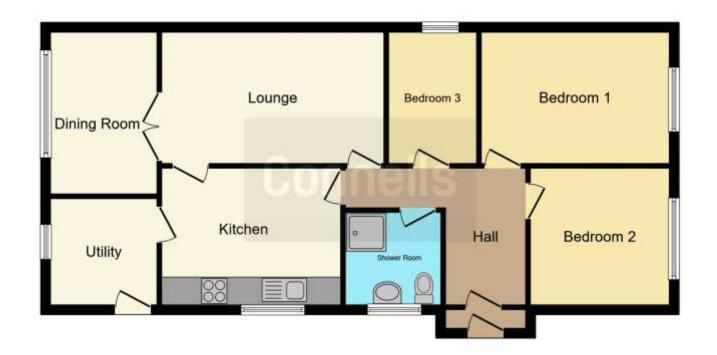








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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability 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: D

Tenure: Freehold





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