



Connells

Littlewood Lane
Cheslyn Hay



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/drain, 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









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/CNK106417



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.

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