



**Connells**

Cemetery Road  
Cannock



## Ground Floor

### Lounge

10' 5" x 11' 8" ( 3.17m x 3.56m )

Having a double glazed front entrance door, double glazed window to the front aspect, radiator, ceiling light point, laminate flooring, archway to hallway, door to kitchen and stairs to first floor

### Hallway

Having an understairs storage cupboard and door to dining room

### Dining Room

10' 4" x 9' 1" ( 3.15m x 2.77m )

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

### Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, plumbing, space for appliances, radiator, two ceiling light points, extractor fan, double glazed window to the side aspect, door to lounge, archway to rear hallway for access to the bathroom and a double glazed door for side access

### Rear Hallway

Having doors to the bathroom and storage cupboard

### Bathroom

Having a WC, wash hand basin, bath with shower over, radiator, ceiling light point and fully tiled walls and flooring





## First Floor

### Landing

Having carpeted flooring, double glazed window to the rear aspect and doors to bedrooms

### Bedroom 1

11' 8" x 10' 8" ( 3.56m x 3.25m )

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

### Bedroom 2

10' 8" x 9' 5" ( 3.25m x 2.87m )

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

## Outside

### Rear

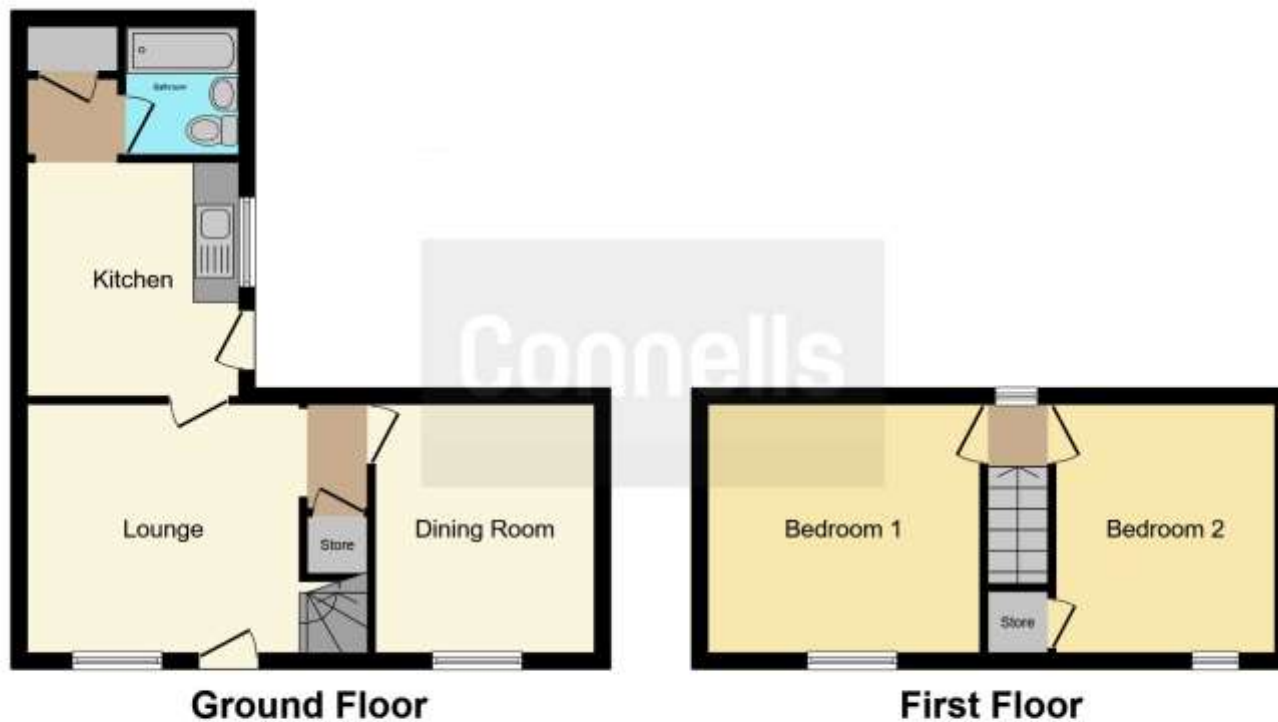
Being a low maintenance rear garden having a paved patio area, bin store area and gated side access











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**

**view this property online [connells.co.uk/Property/CNK106509](http://connells.co.uk/Property/CNK106509)**

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CNK106509 - 0001