



**Connells**

Dove Hollow  
Hednesford, Cannock



### Ground Floor

#### Entrance Hallway

Having a radiator, ceiling light point, laminate flooring, stairs to first floor and doors to lounge, kitchen and WC

#### Guest W.C

Having a double glazed window to the side aspect, WC, wash hand basin, radiator, ceiling light point and towel radiator

#### Lounge/ Diner

11' 1" x 24' 9" ( 3.38m x 7.54m )

Having a double glazed window to the front aspect, double glazed French doors to the rear garden, gas fireplace, radiator, ceiling light point, carpeted flooring and a serving hatch to the kitchen

#### Kitchen

8' 5" x 8' 7" ( 2.57m x 2.62m )

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/drainers, extractor hood, plumbing, space for appliances, laminate flooring double glazed window to the rear aspect and door to rear garden



## First Floor

### Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and bathroom

### Bedroom 1

11' 8" x 11' 1" ( 3.56m x 3.38m )

Having a double glazed window to the rear aspect overlooking Hednesford Hills Nature Reserve, wardrobe, radiator, ceiling light point and carpeted flooring

### Bedroom 2

11' 4" x 11' 2" ( 3.45m x 3.40m )

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

### Bedroom 3

8' 3" x 7' 6" ( 2.51m x 2.29m )

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

### Bathroom

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

## Front

Having a block paved driveway suitable for multiple vehicles, gravel bed, mature tree, access to garage and side access to the rear

## Rear

Being a tiered rear garden and having a paved patio area and a variety of gravel beds, flower beds and mature shrubs & plants

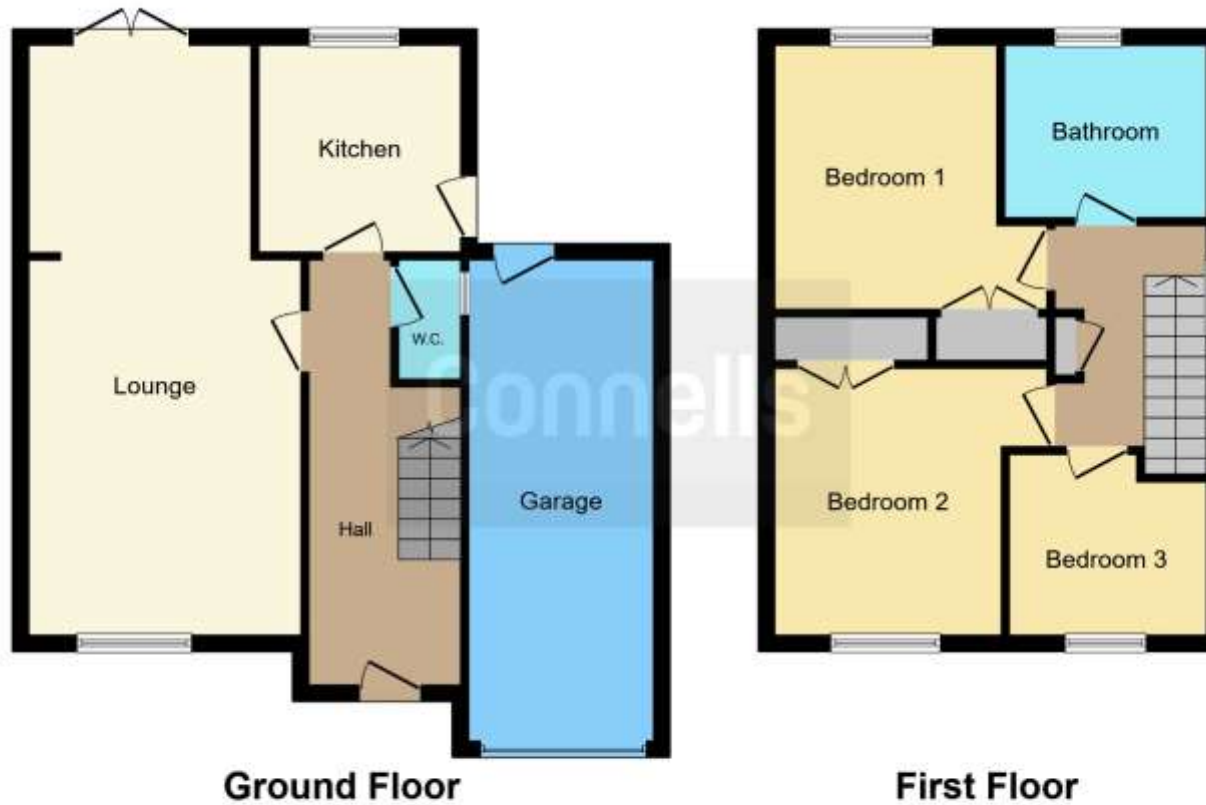
## Garage

Having power, lighting and up & over door









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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK106532](http://connells.co.uk/Property/CNK106532)**



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: CNK106532 - 0002