



**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

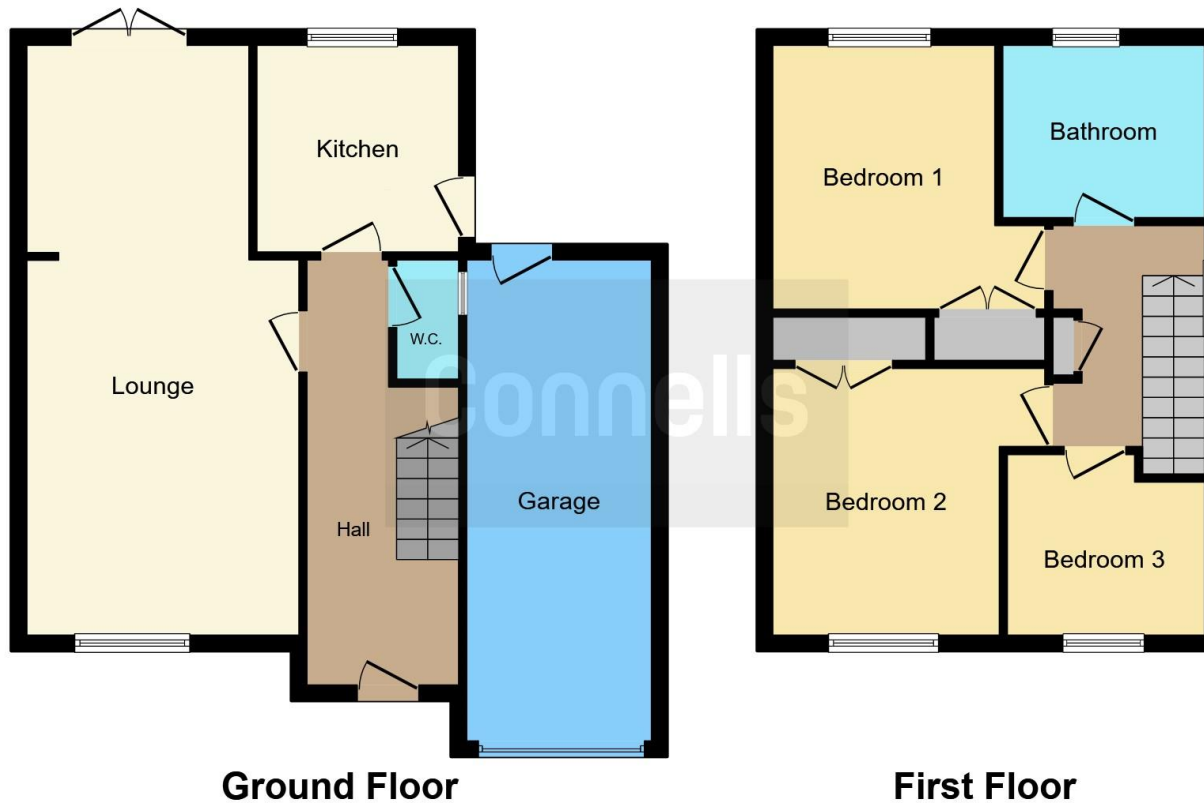
## Garage

Having power, lighting and up & over door









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**EPC Rating: C**

Tenure: Freehold

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