



Connells

Barnswold Close
Cannock



Ground Floor

Entrance Porch

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

Entrance Hallway

Having a front entrance door, ceiling light point, carpeted flooring, doors to lounge and kitchen and stairs to first floor

Lounge

23' 10" x 12' 6" (7.26m x 3.81m)

Having fixed floor to ceiling double glazed windows to the front aspect, radiator, two ceiling light points, carpeted flooring and doors to kitchen and conservatory

Conservatory

13' x 10' 10" (3.96m x 3.30m)

Having double glazed windows and doors to the rear garden, tiled roof, ceiling spotlights and tiled flooring

Kitchen

10' 11" x 9' 11" (3.33m x 3.02m)

Being a fitted kitchen with a range of wall, base and drawer units with granite work surfaces over and having a one and half bowl sink/drainer, integrated cooker, gas hobs and cookerhood over, radiator, ceiling spotlights, tiled flooring, double glazed window to the rear aspect and open access to the utility room for access to the guest WC and rear garden

Utility

7' 2" x 8' 10" (2.18m x 2.69m)

Having a double glazed window to the rear aspect, base units with laminate work surfaces over, sink/drainer, plumbing for utility purposes, space for appliances, ceiling spotlights, tiled flooring and doors to WC and rear garden

Shower Room

Having a WC, shower cubicle, part tiled walls, ceiling spotlights, tiled flooring and door to garage

First Floor

Landing

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

Bedroom 1

12' 6" x 12' 8" (3.81m x 3.86m)

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

Bedroom 2

12' 7" x 8' 10" (3.84m x 2.69m)

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

Bedroom 3

8' 10" x 9' 11" (2.69m x 3.02m)

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

Bedroom 4

8' 10" x 9' 7" (2.69m x 2.92m)

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

Shower Room

Having two double glazed windows to the rear aspect, WC, wash hand basin, shower cubicle, part tiled walls, ceiling spotlights, towel radiator and tiled flooring

Outside

Front

Having a brick paved driveway suitable for multiple vehicles, gravel bed with a variety of shrubs and access to the garage via electric roller door

Rear

Having a brick paved patio area, laid to lawn, gravel borders, a variety of plants, shrubs and bushes and gated side access to the front

Garage

9' 6" x 18' 4" (2.90m x 5.59m)

Having power, lighting and electric roller 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.

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EPC Rating: C

Tenure: Freehold

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