



**Connells**

Carlisle Road  
CANNOCK



## Ground Floor

### Entrance Porch

Having a double glazed front entrance door, double glazed windows to the front and side aspects, ceiling light point, tiled flooring and door to hallway

### Hallway

Having a double glazed entrance door, radiator, spotlights, carpeted flooring, stairs to first floor and doors to kitchen, lounge and inner hallway

### Kitchen

11' 10" x 9' 11" ( 3.61m x 3.02m )

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/drain, electric oven with cooker-hood over, radiator, part tiled walls, spotlights, tiled flooring and a double glazed window to the front aspect

### Lounge/ Diner

19' 11" x 11' 10" ( 6.07m x 3.61m )

Being a through lounge/diner and having double glazed French doors to the rear garden, gas fireplace, two radiators, two ceiling light points and carpeted flooring

### Inner Hallway

Having a ceiling light point, storage cupboard and doors to utility and veranda

### Utility

6' 7" x 5' 11" ( 2.01m x 1.80m )

Having a double glazed window to the rear aspect, laminate work surfaces, plumbing, space for appliances, wash hand basin, WC, boiler. part tiled walls, ceiling light point and tiled flooring

### Veranda

Having double glazed doors to the front and rear aspects, two ceiling light points and tiled flooring

## First Floor

### Landing

Having a double glazed window to the side aspect, ceiling light point, loft access and doors to bedrooms and shower room

### Bedroom 1

12' 7" x 11' 11" ( 3.84m x 3.63m )

Having a double glazed window to the rear aspect, radiator, spotlights and carpeted flooring

### Bedroom 2

9' 11" x 8' 3" ( 3.02m x 2.51m )

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

### Bedroom 3

10' 4" x 8' 3" ( 3.15m x 2.51m )

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

### Shower Room

Having a double glazed window to the rear aspect, WC, vanity wash hand basin, shower cubicle, towel rail radiator, spotlights, fully tiled walls and tiled flooring

## Outside

### Front

Having a paved driveway, laid to lawn and side access to the rear via veranda

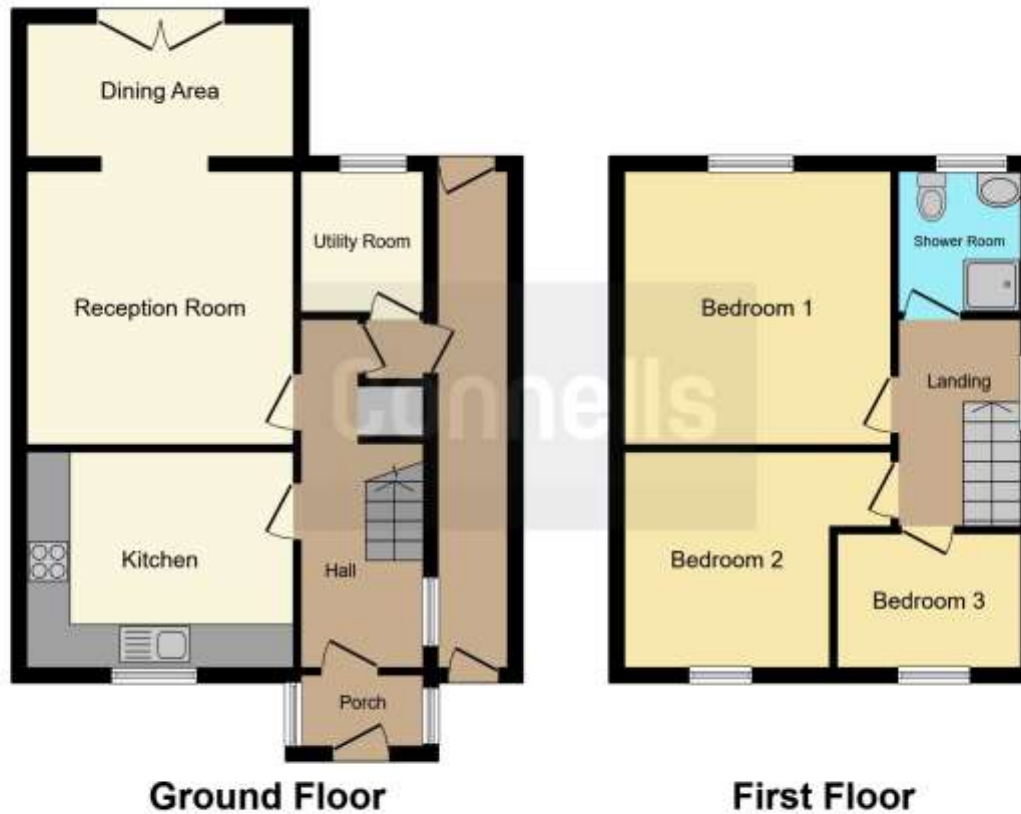
### Rear

Having a paved patio area









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**

**view this property online [connells.co.uk/Property/CNK106571](http://connells.co.uk/Property/CNK106571)**

Tenure: Freehold



Awaiting Photograph

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: CNK106571 - 0002