



**Connells**

Sidon Hill Way  
Cannock



### Ground Floor

#### Hallway

Having a double glazed front entrance door and doors to kitchen and lounge

#### Kitchen

9' 4" x 9' ( 2.84m x 2.74m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, electric oven with gas hobs and cooker-hood over, tiled splash-backs, plumbing for utility purposes, radiator, ceiling light point, laminate flooring and a double glazed window to the front aspect

#### Living Room

13' 4" x 13' 1" ( 4.06m x 3.99m )



Having double glazed French doors to the rear garden, double glazed window to the rear aspect, fireplace, radiator, ceiling light point, carpeted flooring and stairs to the first floor

## First Floor

### Landing

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

### Bedroom 1

13' 6" x 9' 8" ( 4.11m x 2.95m )

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

### Bedroom 2

9' 9" x 9' 1" ( 2.97m x 2.77m )

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

### Bathroom

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

## Outside

### Front

Having a paved pathway to front entrance door and allocated parking to the side

### Rear

Having a paved patio area, laid to lawn and gated access to rear









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

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**EPC Rating: D**

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Tenure: Freehold



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