



Connells

Marigold Close
Cannock



Ground Floor

Entrance Hallway

Having a front entrance door, laminate flooring, two radiators, ceiling light point and doors to lounge, kitchen, guest WC and garage

Lounge

11' 6" x 17' 10" (3.51m x 5.44m)

Having a double glazed window to the front aspect, two radiators, two ceiling light points, gas fireplace, carpeted flooring and doors to dining room

Dining Room

10' 3" x 9' 3" (3.12m x 2.82m)

Having a radiator, ceiling light point, carpeted flooring, door to kitchen and double glazed doors to the conservatory

Kitchen

9' 3" x 15' 11" (2.82m x 4.85m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, plumbing for the dishwasher, electric oven, radiator, ceiling spotlights, space for dining, laminate flooring, double glazed window to the rear aspect and a double glazed door to the side for access to the rear garden

W.C

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

Conservatory

12' 9" x 11' 4" (3.89m x 3.45m)

Having carpeted flooring, electric heater, ceiling fan light and double glazed windows and doors to the rear garden



First Floor

Landing

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

Bedroom 1

11' 8" x 11' 11" (3.56m x 3.63m)

Having a double glazed window to the front aspect, fitted wardrobes, radiator, ceiling light point, carpeted flooring and door to en-suite

En-Suite

Having a double glazed window to the front aspect, WC, wash hand basin, shower cubicle, radiator and spotlights

Bedroom 2

9' 2" x 11' 1" (2.79m x 3.38m)

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

Bedroom 3

13' 3" x 8' 5" (4.04m x 2.57m)

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

Bedroom 4

8' 2" x 8' 7" (2.49m x 2.62m)

Having a double glazed window, radiator, ceiling light point and carpeted flooring

Bathroom

Having a WC, wash hand basin, bath with shower over, towel radiator, spotlights, vinyl flooring and a double glazed window to the rear aspect

Outside

Front

Having a large tarmac driveway suitable for multiple vehicles, decorative gravel bed with a variety of shrubs, hedge boundary, access to the garage via up & over door and gated access to the rear garden

Rear

Having a paved patio area, brick wall divide leading to laid to lawn, gravel pathways and garden shed

Garage









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

10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/CNK106649



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK106649 - 0001