



Connells

Wellington Drive
Cannock



Entrance Porch

Having a double glazed entrance door and internal door to hallway

Hallway

Having an entrance door, radiator, wall light point, carpeted flooring, loft access and doors to all rooms

Lounge

12' 7" x 16' 11" (3.84m x 5.16m)

Having a double glazed window to the front aspect, radiator, four wall lights and carpeted flooring

Kitchen

16' 1" x 17' 7" (4.90m x 5.36m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, tiled splash-backs, space for appliances, radiator, ceiling spotlights, laminate flooring, double glazed windows to the side and rear aspects and a door to the side to the rear garden

Utility

Having plumbing for appliances, ceiling light point, tiled flooring and door to WC

W.C

Having a double glazed window to the rear aspect and WC



Bedroom 1

15' 4" x 16' 7" (4.67m x 5.05m)

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

Bedroom 2

10' 8" x 12' 7" (3.25m x 3.84m)

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

Bedroom 3

7' 9" x 10' 9" (2.36m x 3.28m)

Having a double glazed window to the side aspect, radiator, ceiling light point, carpeted flooring and stairs to the loft space

Bathroom

Having a double glazed window to the side aspect, WC, vanity wash hand basin, shower, part tiled walls, radiator, built in storage cupboard, airing cupboard and tiled flooring

Loft Space

Having a double glazed window to the front aspect, velux window to the side aspect, radiator, ceiling spotlights, carpeted flooring and doors to dressing room and attic storage space

Outside

Front

Having a brick paved driveway suitable for multiple vehicles, gravel borders and access to the garage

Rear

Having a brick paved patio area, laid to lawn, mature trees and bushes and access to the garden room

Garden Room

Having windows, doors, electric and carpeted flooring.

Garage

12' 11" x 9' 4" (3.94m x 2.84m)

Having power and lighting









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/CNK105374



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: CNK105374 - 0003