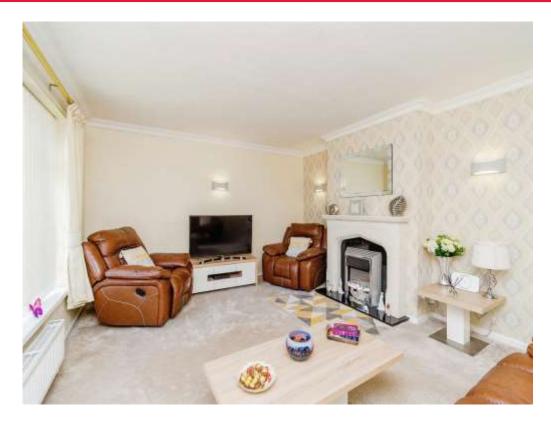


Connells

Wellington Drive Cannock

# Wellington Drive Cannock, WS11 1PU







## **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/drainer, 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

















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This ficorplan 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: D



Tenure: Freehold



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