



Connells

Lawnswood Close
Heath Hayes, Cannock



Ground Floor

Entrance Hallway

Having laminate flooring, ceiling light point and door to lounge

Lounge

12' 8" x 16' 9" (3.86m x 5.11m)

Having a double glazed window to the front aspect, fireplace, radiator, ceiling light point, laminate flooring, door to dining room and stairs to first floor

Dining Room

12' 8" x 8' 9" (3.86m x 2.67m)

Having French doors to the conservatory, fireplace, ceiling light point, laminate flooring and door to kitchen

Conservatory

12' 2" x 5' 4" (3.71m x 1.63m)

Having a radiator, ceiling fan light, tiled flooring and double doors to the rear garden

Kitchen

16' 6" x 8' 4" (5.03m x 2.54m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having an electric oven with gas hobs and cooker-hood over, tiled splash-back, radiator, ceiling light point, tiled flooring, double glazed window to the rear aspect and door to utility

Utility

Having a double glazed window to the side aspect, sink/drain, plumbing for utility purposes, ceiling light point, tiled flooring and a door to WC

W.C

Having a WC, wash hand basin, tiled walls, ceiling light point and door to utility and garage

First Floor

Landing

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

Bedroom 1

12' 8" x 15' (3.86m x 4.57m)

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

En-Suite

Having a shower cubicle, wash hand basin, ceiling light point, tiled walls and laminate flooring

Bedroom 2

9' 6" x 15' 1" (2.90m x 4.60m)

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

Bedroom 3

8' 9" x 7' 1" (2.67m x 2.16m)

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

Bedroom 4

6' 9" x 7' 1" (2.06m x 2.16m)

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

Bathroom

Having a double glazed window to the rear aspect, WC, bidet, wash hand basin, radiator, tiled walls and tiled flooring

Outside

Front

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

Rear

Having a paved patio area, gravel area and a variety of trees and bushes

Garage

Having lighting and up and over door









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.

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EPC Rating: D

Tenure: Freehold

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