



Connells

Follows End
Burntwood



Ground Floor

Entrance Hallway

Having a double glazed front entrance door, laminate flooring, radiator, ceiling light point, door to lounge and stairs to first floor

Lounge

17' 5" x 13' 5" (5.31m x 4.09m)

Having a double glazed bay window to the front aspect. radiator, ceiling light point, under stairs storage cupboard, laminate flooring and door to kitchen/diner

Kitchen / Diner

12' 6" x 17' 5" (3.81m x 5.31m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a inset bowl sink/drain, space for fridge/freezer, plumbing for washing machine, integrated electric oven with 4 point gas hob and cooker-hood over, radiator, two ceiling light points, laminate flooring, space for dining, doors to utility & garage, double glazed windows to the rear aspect and double doors opening out to the rear garden

Utility

4' 11" x 4' 11" (1.50m x 1.50m)

Having fitted base units with laminate work surfaces over, radiator, spotlights, laminate flooring and doors to guest WC and rear garden

Guest W.C

Having a double glazed window to the side aspect, WC, wash hand basin, tiled splash-backs, radiator, ceiling light point and laminate flooring



First Floor

Landing

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

Bedroom 1 & Dressing Area

8' 10" x 11' 11" (2.69m x 3.63m)

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

En-Suite

Having a double glazed window to the rear aspect, WC, wash hand basin, shower cubicle, tiled walls, radiator, ceiling light point and vinyl flooring

Bedroom 2

10' 2" x 11' 11" (3.10m x 3.63m)

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

Bedroom 3

6' 8" x 10' 10" (2.03m x 3.30m)

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

Bathroom

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

Outside

Front

Having a large tarmac driveway suitable for multiple vehicles, access to the garage and side access to the rear

Rear

Being a landscaped rear garden having a paved patio area, laid to lawn, wooden outbuilding housing the hot tub (not included), garden shed, small pond and side access to the front

Garage

8' 11" x 16' 10" (2.72m x 5.13m)

Having power, lighting and up & over door









Ground Floor



First Floor

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: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK106670



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