



Connells

Cooke Way
Hednesford, Cannock



Ground Floor

Entrance Hall

Having a composite front entrance door, radiator, ceiling light point, laminate flooring, doors to WC and lounge and stairs leading up to the first floor

W.C

Having a WC, wash hand basin, extractor fan, ceiling light point and laminate flooring

Lounge

16' 10" x 11' 9" (5.13m x 3.58m)

Having double glazed windows to the front and side aspects, radiator, ceiling light point and carpeted flooring

Kitchen / Diner

14' 11" x 11' 3" (4.55m x 3.43m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces and having a double glazed window to the rear aspect, an electric cooker with electric hobs over, space for fridge/freezer, dishwasher and washing machine, splashback tiling, radiator, ceiling light point, under stairs storage cupboard, laminate flooring, space for dining, double glazed french doors leading to the rear garden and being home to the boiler



First Floor

Landing

Bedroom 1

11' 10" x 8' 6" (3.61m x 2.59m)

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

En-Suite

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

Bedroom 2

10' 2" x 8' 6" (3.10m x 2.59m)

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

Bedroom 3

8' 9" x 6' 2" (2.67m x 1.88m)

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

Outside

Front

Having a tarmac driveway suitable for multiple vehicles, laid to lawn, paved pathway to front entrance door and gated side access to the rear

Rear

Enclosed with panelled fencing and having a low maintenance garden with laid to lawn, patio area and decking area. Also benefiting from side access to the front via gate







To view this property please contact Connells on

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EPC Rating: B

view this property online [connells.co.uk/Property/CNK106836](https://www.connells.co.uk/Property/CNK106836)

Tenure: Freehold



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