



**Connells**

Dorchester Road  
Cannock





### Entrance Hallway

Having double glazed front entrance doors, laminate flooring, radiator, wall lights, storage cupboard with built in shelving, ceiling light points and doors to lounge, kitchen, bedrooms and bathroom

### Lounge

15' 6" x 18' 7" ( 4.72m x 5.66m )

Having double glazed windows and doors to the front and rear aspects, gas fireplace with recessed lighting, radiator, wall light, two ceiling light points, laminate flooring, space for dining furniture, fitted blinds, double glazed patio door to the rear garden and door to hallway

### Kitchen

12' 5" x 10' 4" ( 3.78m x 3.15m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, integrated dishwasher and washing machine, electric oven with gas hobs and cooker-hood over, tiled splash-backs, space for fridge/freezer, spotlights, tiled flooring and open access to the conservatory

### Conservatory

12' 2" x 11' 3" ( 3.71m x 3.43m )

Having open access to the kitchen complete with double glazed windows and French doors opening out to the rear garden, wall lights, ceiling fan light, radiator and laminate flooring

### Bedroom 1

11' 2" x 20' 8" ( 3.40m x 6.30m )

Having double glazed windows to the side aspects, fitted sliding mirrored wardrobes, fitted shutter blinds & roller blinds, radiator, ceiling light point, loft access, laminate flooring and door to en-suite

### En-Suite

Having a double glazed window to the side aspect, WC, wash hand basin, shower cubicle, radiator, ceiling light point and laminate flooring

### Bedroom 2

15' 8" x 7' 6" ( 4.78m x 2.29m )

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

### Bedroom 3

10' 1" x 8' 7" ( 3.07m x 2.62m )

Having a double glazed window to the side aspect, double depth fitted wardrobes, radiator, ceiling light point and carpeted flooring

### Bathroom

Having a double glazed window to the side aspect, WC, wash hand basin, bath with shower over, glass shower screen, towel radiator, spotlights, extractor fan and tiled walls and flooring

### Outside

### Front

Having a brick paved driveway suitable for multiple vehicles, decorative gravel bed with a variety of shrubs and access to the garage

### Rear

Having a low maintenance and mature garden complete with multiple paved patio areas, decking area, garden shed and a variety of shrubs, trees and bushes. Having rear access to the study room having been converted from the garage and additional brick built outbuilding

### Garage

11' x 7' 4" ( 3.35m x 2.24m )

Having an up & over door

### Study

4' 5" x 7' 5" ( 1.35m x 2.26m )

Having double glazed windows and doors to the rear aspect, radiator, ceiling light point and laminate flooring

### Location

Located in the highly desirable Shoal Hill area within walking distance of Shoal Hill Common and the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. This property is perfectly situated within close proximity of Cannock Town Centre offering a range of small businesses, amenities and traditional markets with both local & national bus and train services available. Furthermore offering easy access to Cannock Park Golf Club, Cannock Leisure Centre and a variety of both Primary and Secondary schools.

Commuter benefits include easy access to the A34, M6 and M6 Toll linking midlands motorway network.















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**EPC Rating: C**

Tenure: Freehold

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