



**Connells**

Bradbury Lane  
Hednesford, Cannock



## Ground Floor

### Entrance Porch

Having double glazed windows and doors to the front aspect and door to hallway

### Hallway

Having a front entrance door, ceiling light point, tiled flooring, stairs to first floor and doors to WC and lounge/diner

### W.C

Having a double glazed window to the side aspect, WC, wash hand basin and ceiling light point

### Lounge / Diner

7' 9" x 26' 1" ( 2.36m x 7.95m )

Having a double glazed window to the front aspect, radiator, gas fireplace, wall lights, two ceiling light points, wood effect karndean flooring, door to kitchen and double doors into the conservatory

### Kitchen

10' 4" x 13' 2" ( 3.15m x 4.01m )

Being a fitted kitchen with a range of wall, base and drawer units and having a sink/drainer, integrated fridge and dishwasher, tiled splash-backs, cooker-hood, ceiling light point, spotlights, tiled flooring, double glazed window to the side aspect, doors to utility and lounge and double doors into the conservatory

### Utility

Having a double glazed window to the side aspect and plumbing for utility purposes

### Conservatory

19' 1" x 5' 6" ( 5.82m x 1.68m )

Having double glazed windows and doors to the rear garden, radiator, wall lights, ceiling light point, tiled flooring and doors to garage, kitchen and lounge

## First Floor

### Landing

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

### Bedroom 1

10' 8" x 12' 4" ( 3.25m x 3.76m )

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

### En-Suite

Having a double glazed window to the aspect, WC, shower cubicle, ceiling light point, radiator and paneled walls

## Bedroom 2

9' 10" x 16' 3" ( 3.00m x 4.95m )

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

## Bedroom 3

9' 7" x 11' ( 2.92m x 3.35m )

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

## Bedroom 4

10' x 10' 1" ( 3.05m x 3.07m )

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

## Bedroom 5

8' 4" x 10' 2" ( 2.54m x 3.10m )

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

## Bathroom

Having a double glazed window to the side aspect, WC, wash hand basin, bath, ceiling light point, radiator and tiled walls

## Outside

### Front

Having gated access to the brick paved driveway suitable for multiple vehicles

### Tandem Garage

Having power, lighting and wooden double doors for front access and up and over door for rear access

### Rear

Having a paved patio area, laid to lawn, variety of shrubs and bushes, shed and detached garage

### Detached Garage

Having double glazed windows and doors, power & lighting









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

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**EPC Rating: C**

Tenure: Freehold

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