



**Connells**

Sevens Road  
Rawnsley, Cannock





## Ground Floor

### Hallway

Having a double glazed front entrance door, radiator, ceiling light point, laminate flooring, storage cupboard and door to inner hallway offering access to the lounge, kitchen and guest WC

### W.C

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

### Lounge

11' 7" x 19' 5" ( 3.53m x 5.92m )

Having a double glazed bay window to the front aspect, radiator, fireplace, wall lights, ceiling light point, carpeted flooring and double doors leading to the dining room

### Dining Room

11' 7" x 6' 4" ( 3.53m x 1.93m )

Having double glazed sliding doors to the conservatory, radiator, ceiling light point, laminate flooring and door to kitchen

### Kitchen

12' 10" x 9' 6" ( 3.91m x 2.90m )

Being a fitted kitchen with a range of wall, drawer and base with laminate work surfaces over and having a sink/drain, integrated oven with four point gas hob and extractor fan over, plumbing for utility purposes, space for appliances, tiled splash-backs, spotlights, laminate flooring, double glazed window to the rear aspect and a double glazed door for side access to the front and rear

### Conservatory

11' 7" x 9' 8" ( 3.53m x 2.95m )

Having double glazed windows and doors to the rear garden, ceiling light point, laminate flooring and sliding doors to the dining room



## First Floor

### Landing

Having stairs leading up from the hallway, carpeted flooring, ceiling light point and doors to bedrooms and bathroom

### Bedroom 1

11' 6" x 16' 2" ( 3.51m x 4.93m )

Having a double glazed window to the front aspect, fitted wardrobes, radiator, ceiling light, laminate flooring and door to en-suite

### En-Suite

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

### Bedroom 2

11' 6" x 10' 4" ( 3.51m x 3.15m )

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

### Bedroom 3

11' 8" x 6' 8" ( 3.56m x 2.03m )

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

## Bathroom

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

### Outside

#### Front

Having a large brick paved driveway suitable for multiple vehicles, gravel bed, garage access via up & over door and gated side access to the rear

#### Rear

Having a brick paved patio area, laid to lawn, paved pathway to garden shed and a variety of mature shrubs, trees & bushes















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/CNK106758](http://connells.co.uk/Property/CNK106758)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CNK106758 - 0002