



**Connells**

Preece Drive  
Hednesford, Cannock



### Ground Floor

#### Hallway

Having a double glazed front entrance door and door to lounge

#### Lounge

16' 4" x 13' 9" ( 4.98m x 4.19m )

Having double glazed windows to the front and side aspects, radiator, two ceiling lights points, carpeted flooring, door to kitchen and stairs to first floor

#### Kitchen / Diner

8' 7" x 18' 5" ( 2.62m x 5.61m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated oven, 5 point gas hobs, extractor hood, plumbing of the dishwasher, space for appliances, space for dining, vinyl flooring, radiator, two ceiling light points, double glazed windows and doors to the rear aspect and door to utility leading to the guest WC

#### Utility

Having base units with laminate work surfaces over, plumbing for the washing machine, space for appliances, radiator, ceiling light point, vinyl flooring, double glazed door to the rear and door to guest WC

#### W.C

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



## First Floor

### Landing

Having carpeted flooring, storage cupboard, ceiling light point, loft access and doors to bedrooms and bathroom

### Bedroom 1

10' x 13' 9" ( 3.05m x 4.19m )

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

### Bedroom 2

14' x 9' 11" ( 4.27m x 3.02m )

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

### Bedroom 3

12' 3" x 9' ( 3.73m x 2.74m )

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

### Bedroom 4

11' 3" x 7' 3" ( 3.43m x 2.21m )

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, part tiled walls, radiator, ceiling light point and vinyl flooring

### Outside

### Front

Having a part brick paved, part tarmac driveway, laid to lawn, gated access to the rear and access to the garage via up & over door

### Rear

Having decking, laid to lawn, gravel borders and planter beds

### Garage

Having power, lighting and up & over door









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)

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**EPC Rating: B**

Tenure: Freehold

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