



Connells

Suthard Way
Hednesford, Cannock



Ground Floor

Hallway

Having a double glazed front entrance door, radiator, ceiling light point, laminate flooring, stairs to first floor and doors to WC, lounge and kitchen/diner

Lounge

16' 4" x 10' 2" (4.98m x 3.10m)

Having double glazed windows to the front and side aspects, two radiators, two ceiling light points and carpeted flooring

W.C

Having a WC, wash hand basin, tiled splash-backs, radiator, ceiling light point and laminate flooring

Kitchen / Diner

10' 7" x 16' (3.23m x 4.88m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated electric oven, 4 point gas hobs, extractor hood, plumbing for the washing machine, integrated appliances, two ceiling light points, laminate flooring, double glazed windows to the front and side aspects and double glazed doors and fixed floor to ceiling glass panels to the rear garden



First Floor

Landing

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

Bedroom 1

13' 7" x 12' 6" (4.14m x 3.81m)

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

En-Suite

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

Bedroom 2

6' 5" x 7' 2" (1.96m x 2.18m)

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

Bedroom 3

8' 5" x 12' 4" (2.57m x 3.76m)

Having a double glazed window to the side aspect, 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, part tiled walls, radiator, ceiling light point and laminate flooring

Outside

Front

Having a paved pathway to the front entrance door, laid to lawn and a tarmac driveway to the side

Rear

Having a paved patio area, laid to lawn and garden shed









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

To view this property please contact Connells on

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK106866



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK106866 - 0001