



**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

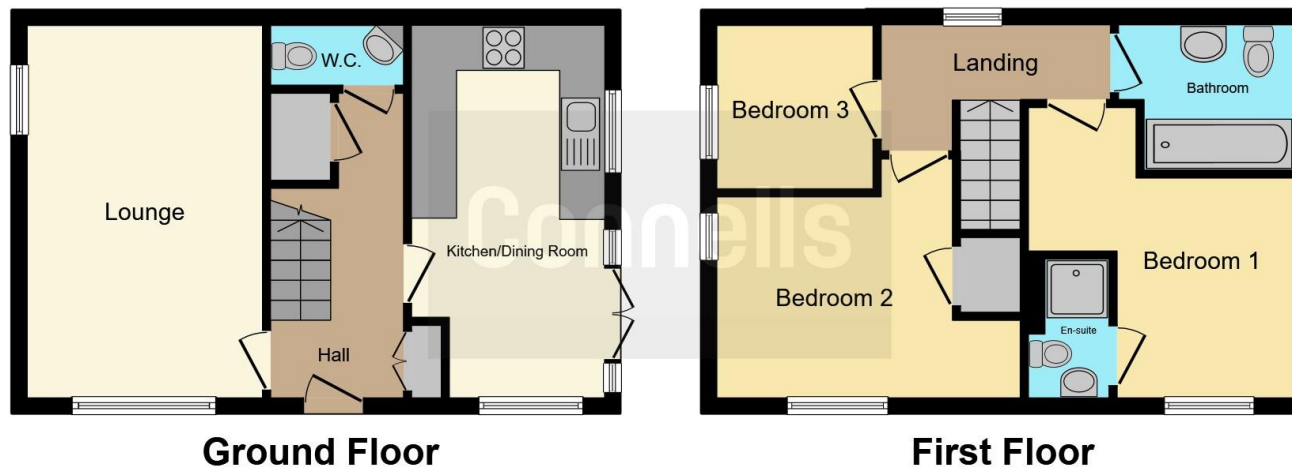
#### Rear

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









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**EPC Rating: B**

Tenure: Freehold

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