



**Connells**

Wrights Avenue  
Cannock



### Ground Floor

#### Entrance Hallway

Having a double glazed front entrance door, radiator, ceiling light point, stairs to first floor and door to lounge

#### Lounge

14' x 19' 7" ( 4.27m x 5.97m )

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

#### Kitchen

12' 7" x 9' 11" ( 3.84m x 3.02m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, electric oven with gas hobs and cooker-hood over, plumbing for the dishwasher and washing machine, space for appliances, tiled splash-backs, radiator, tiled flooring, double glazed window to the rear aspect and a double glazed door to the rear garden





## First Floor

### Landing

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

### Bedroom 1

11' 5" x 9' 7" ( 3.48m x 2.92m )

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

### Bedroom 2

9' 4" x 6' 3" ( 2.84m x 1.91m )

Having a double glazed window to the rear aspect, fitted wardrobes, 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 tarmac driveway to the side, laid to lawn, storm porch and gated access to the rear garden

### Rear

Having a gravel patio area, steps to raised laid lawn area, three garden sheds and gated side access to the front











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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