



**Connells**

Stagborough Way  
Hednesford, Cannock



### Ground Floor

#### Entrance Hallway

#### Lounge

17' 3" x 9' 6" ( 5.26m x 2.90m )

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

#### Kitchen

9' x 7' 11" ( 2.74m x 2.41m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, plumbing for washing machine, space for appliances, radiator, ceiling light point, part tiled walls and door leading to the orangery

#### Orangery

37' 6" x 7' ( 11.43m x 2.13m )

Being the whole length of the property and having tiled flooring, double glazed window to the front aspect, wall lights, ceiling light points and double glazed french doors leading to the rear garden



## Bedroom 1

11' 7" x 9' 6" ( 3.53m x 2.90m )

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

## Bedroom 2

8' 5" x 8' ( 2.57m x 2.44m )

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

## Bathroom

Having fully tiled walls, tiled flooring, walk in shower with glass shower screen, WC, wash hand basin and ceiling light point

## Outside

### Front

Having a large brick paved driveway suitable for multiple vehicles, grassed lawn to the side and decorative areas

### Rear

Having a patio area, steps leading to the laid to lawn with brick wall surround, summerhouse and decorative borders









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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**T 01543 500923**

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

10-12 Wolverhampton Road  
CANNOCK WS11 1AH

**EPC Rating: D**

Tenure: Freehold

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