



Connells

Winding House Drive
Hednesford, Cannock



Ground Floor

Entrance Hallway

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

W.C

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

Lounge

12' 11" x 12' 3" (3.94m x 3.73m)

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

Kitchen / Diner

18' 1" x 9' 4" (5.51m x 2.84m)

Being a fitted kitchen with a range of wall base and drawer units with laminate work surfaces over and having a sink/drain, integrated appliances, electric oven with gas hobs and extractor hood, tiled splash-backs, wall panelling, radiator, two ceiling light point, tiled flooring, double glazed window to the rear aspect, door to utility, space for dining and being open plan to the orangery

Utility

Having fitted wall and base units with laminate work surfaces over and having space for appliances, ceiling light point, tiled flooring and a double glazed door to the rear garden

Orangery

Having double glazed windows to the rear and side aspects, double glazed doors to the rear garden, ceiling light point, radiator and tiled flooring

First Floor

Landing

Having carpeted flooring, doors to bedrooms 2,3,4 and bathroom, storage cupboard and stairs to second floor

Bedroom 2

12' 11" x 10' 8" (3.94m x 3.25m)

Having a double glazed window to the rear aspect, fitted wardrobes, 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, tiled walls, ceiling light point and vinyl flooring

Bedroom 3

9' 6" x 9' 6" (2.90m x 2.90m)

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

Bedroom 4

9' 6" x 8' 3" (2.90m x 2.51m)

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

Bathroom

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

Second Floor

Bedroom 1

15' 8" x 11' 4" (4.78m x 3.45m)

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

En-Suite

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

Outside

Front

Having a brick paved driveway to the front, laid to lawn and a range of shrubs

Rear

Having a paved patio area, laid to lawn, side access to the front and gated rear access to the garage and additional parking space

Garage

Having an up & over door, power and lighting









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

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EPC Rating: B

Tenure: Freehold

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