



**Connells**

Fulmar Drive  
Norton Canes, Cannock



### Ground Floor

#### Entrance Porch

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

#### Lounge / Dining Room

12' x 14' 7" max ( 3.66m x 4.45m max )

Having a double glazed window to the front aspect, media wall, radiator, ceiling light point, storage cupboard, laminate flooring and door to rear hallway

#### Hallway

Having a radiator, ceiling light point, laminate flooring, stairs to first floor and doors to lounge, WC and kitchen

#### Kitchen

11' 8" x 8' 8" ( 3.56m x 2.64m )

Being a fitted kitchen with a range of wall, base and drawer units with granite work surfaces over and having a sink/drain, integrated electric oven, microwave, dishwasher, washing machine and fridge/freezer, extractor hood, radiator, spotlights, laminate flooring, double glazed window to the rear aspect and double glazed French doors to the rear garden

#### W.C

Having a WC, wash hands basin, part tiled walls, ceiling light point and laminate flooring



## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to bathroom and bedrooms 2&3 and stairs to second floor

### Bedroom 2

12' x 8' 8" ( 3.66m x 2.64m )

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

### Bedroom 3

12' x 8' 8" ( 3.66m x 2.64m )

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

### Bathroom

Having two double glazed windows to the side aspect, WC, wash hand basin, bath with shower over, tiled walls, ceiling light point and laminate flooring

## Second Floor

### Bedroom 1

8' 4" x 17' 9" ( 2.54m x 5.41m )

Having a double glazed window to the front aspect, radiator, ceiling light point, storage cupboard, carpeted flooring and door to en-suite

### En-Suite

Having a skylight window, WC, wash hand basin, shower cubicle, part tiled walls, spotlights and vinyl flooring

### Outside

### Front

Having a tarmac driveway suitable for multiple vehicles, paved pathway to side access via gate

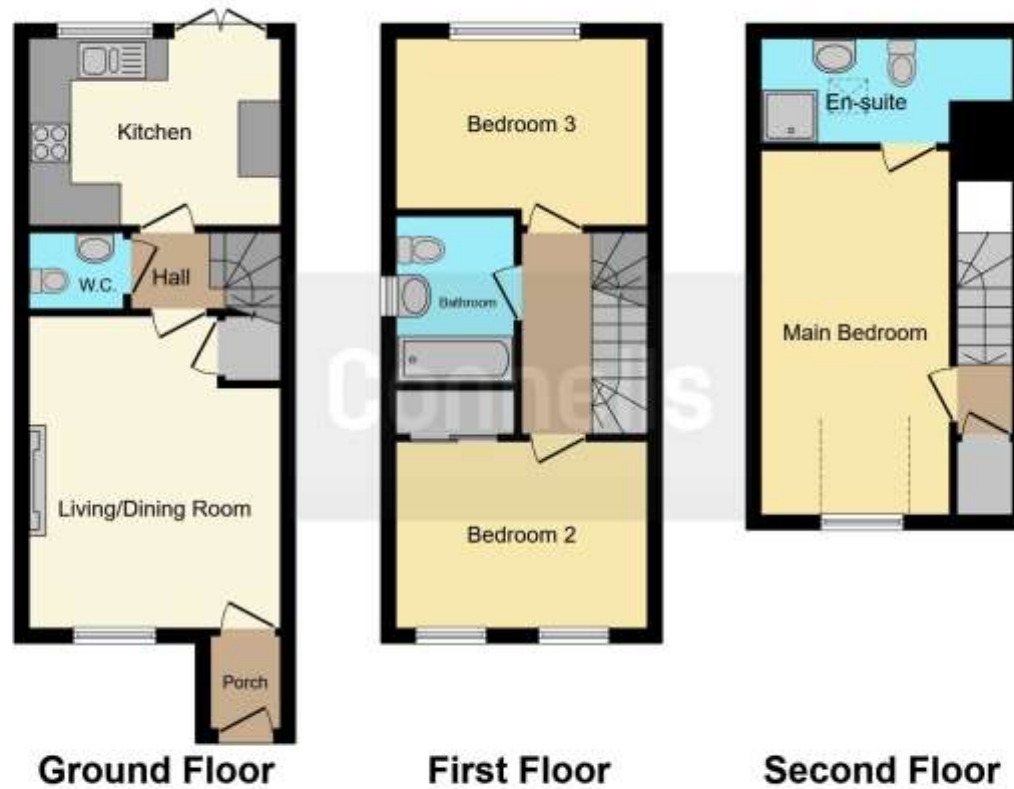
### Rear

Having a paved patio area, laid to lawn, wooden planters with a variety of shrubs, further paved patio area to the rear 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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**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

**EPC Rating: B**

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Tenure: Freehold



Awaiting Photograph

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Property Ref: CNK106678 - 0001