



Connells

Cannock Road
Cannock



Ground Floor

Porch

Having a double glazed front entrance door and door to hallway

Hallway

Having original minton tiles, ceiling light point and doors to lounge, dining room and cellar

Lounge

10' 5" x 12' 3" (3.17m x 3.73m)

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

Dining Room

14' 2" x 15' 7" (4.32m x 4.75m)

Having a fireplace, radiator, ceiling light point, laminate flooring, door to staircase and open access to the kitchen / diner

Kitchen

14' 2" x 11' 5" (4.32m x 3.48m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a Belfast sink, plumbing for the washing machine, space for appliances, radiator, ceiling spotlights, tiled flooring, space for dining furniture, two double glazed windows to the side aspect, door to WC and double glazed door to the rear garden

W.C

Having two double glazed windows to the side aspect, WC, wash hand basin, radiator, spotlights and tiled flooring



First Floor

Landing

Bedroom 1

14' 2" x 12' 3" (4.32m x 3.73m)

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

Bedroom 2

11' 1" x 12' 8" (3.38m x 3.86m)

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

Bedroom 3 / Bathroom

7' 6" x 11' 1" (2.29m x 3.38m)

Having been converted from bedroom 3 and featuring a WC, wash hand basin, freestanding roll top bath, shower cubicle, radiator, ceiling light point, vinyl flooring and a double glazed window to the rear aspect

Outside

Front

Having a brick wall, floral planter beds, a brick paved pathway to the front entrance door and to the gated side access to the rear. To the side having shared access to the rear parking

Rear

Having parking and laid to lawn









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

To view this property please contact Connells on

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/CNK107014



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK107014 - 0001

Awaiting Photograph