



**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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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