



Connells

Pendle Hill
Hednesford, Cannock



Ground Floor

Porch

Having double glazed windows and doors, ceiling light point, laminate flooring and double doors to the hallway

Hallway

Having laminate flooring, radiator, ceiling light point and doors to snug, kitchen, living room, WC and bedroom 3

Snug

15' 5" x 7' 5" (4.70m x 2.26m)

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

W.C

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

Kitchen

12' 8" x 8' 7" (3.86m x 2.62m)

Being a newly fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, plumbing for the dishwasher and washing machine, space for appliances, extractor hood, tiled splash-backs, radiator, ceiling light point, tiled flooring, double glazed window to the rear aspect and a double glazed door for side access

Living Room

12' 2" x 15' 4" (3.71m x 4.67m)

Having double glazed sliding doors to the conservatory, radiator, wall lights, ceiling light point and carpeted flooring

Conservatory

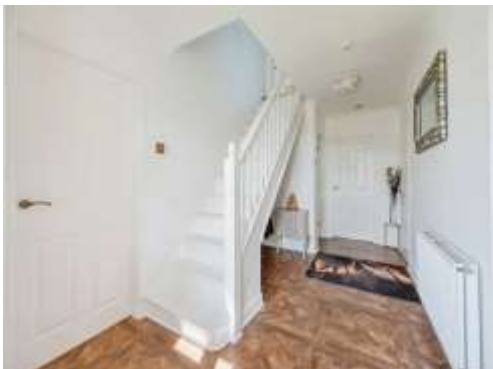
9' 3" x 7' 7" (2.82m x 2.31m)

Having double glazed windows and doors to the rear garden, ceiling light point and laminate flooring

Bedroom 3

10' 9" x 12' 7" (3.28m x 3.84m)

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



First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedroom 1 &2 and to the family bathroom

Bedroom 1

12' 8" x 11' 9" (3.86m x 3.58m)

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

Bedroom 2

12' x 10' 1" (3.66m x 3.07m)

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

Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, bath, walk in shower, radiator, spotlights and tiled walls and flooring

Outside

Front

Having a tarmac driveway, laid to lawn, a variety of shrubs, steps to front entrance door and gated side access to the rear

Rear

Having a paved patio area, laid to lawn, a variety of mature shrubs and bushes 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

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Tenure: Freehold

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