



**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

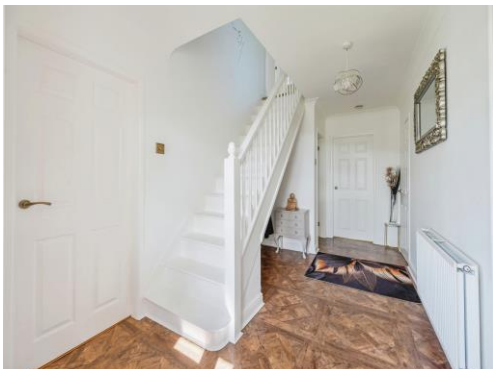
12' 2" x 15' 4" ( 3.71m x 4.67m )

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



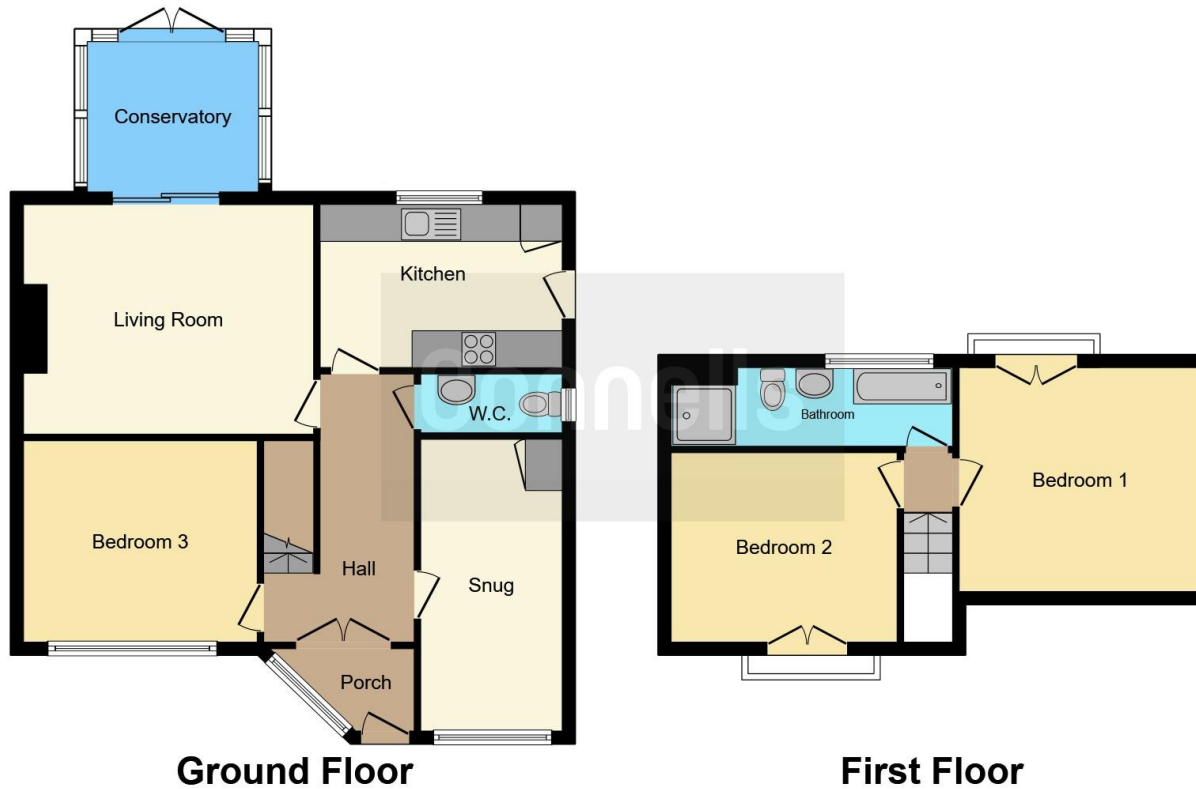












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**EPC Rating: C**

Tenure: Freehold

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