



Connells

Lower Road
Hednesford, Cannock



Ground Floor

Porch

Having arched double glazed windows and doors, ceiling light point and door to hallway

Entrance Hallway

Having a front entrance door, double glazed window to the front and side aspects, radiator, ceiling light point, carpeted flooring, understairs storage, stairs to first floor and doors to lounge and kitchen/diner

Lounge

11' 8" x 24' (3.56m x 7.32m)

Having a double glazed walk-in bay window to the front aspect. double glazed window to conservatory, two radiators, two ceiling light points, carpeted flooring and door to hallway

Kitchen

5' 10" x 16' 3" (1.78m x 4.95m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink/drainer, electric oven, induction hob, extractor hood, radiator, two ceiling light points, tiled flooring, door to dining room, double glazed windows to the side and rear aspects and space for dining furniture

Conservatory

10' x 7' (3.05m x 2.13m)

Having double glazed windows and doors, ceiling light point and tiled flooring



First Floor

Landing

Having a double glazed window to the side aspect, carpeted flooring, ceiling light points and doors to bedrooms and bathroom

Bedroom 1

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

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

Bedroom 2

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

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

Bedroom 3

6' 8" x 8' 5" (2.03m x 2.57m)

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

Bathroom

Having a double glazed window to the rear aspect, bath with shower over, wash hand basin, part tiled walls, radiator, ceiling light point and carpeted flooring

W.C

Having a double glazed window to the side aspect, WC, part tiled walls, ceiling light point and carpeted flooring

Outside

Front

Having a driveway suitable for multiple vehicles, laid to lawn, a variety of shrubs and access to the garage via up & over door

Rear

Being a mature rear garden and having a paved patio area, extensive laid to lawn and a vast array of mature trees, shrubs, bushes and plants

Garage

Having power, lighting and up & over door

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time-frames involved.









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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EPC Rating: D

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Tenure: Freehold



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