



Connells

Forge Close
Churchbridge, Cannock



Ground Floor

Hallway

Having a double glazed front entrance door, radiator, ceiling light point, laminate flooring, stairs to first floor and doors to dining room, kitchen/diner & guest WC

Dining Room

9' 8" x 8' 7" (2.95m x 2.62m)

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

Kitchen / Diner

12' 6" x 12' 5" (3.81m x 3.78m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, electric oven with gas hobs and extractor hood over, plumbing for the dishwasher and washing machine, space for appliances, radiator, two ceiling light points, tiled flooring, double glazed window to the rear aspect and a double glazed door to the rear garden

W.C

Having a WC, wash hand basin, tiled splash-backs, radiator, ceiling light point and laminate flooring

First Floor

Landing

Having carpeted flooring, ceiling light point, doors to lounge and bedroom 2 and stairs to the second floor

Lounge

12' 6" x 10' 1" (3.81m x 3.07m)

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

Bedroom 2

12' 6" x 10' 1" (3.81m x 3.07m)

Having two double glazed windows to the rear aspect, built in storage cupboard, radiator, ceiling light point and laminate flooring



Second Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms 1 & 3 and bathroom

Bedroom 1

12' 6" x 10' 1" (3.81m x 3.07m)

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

En-Suite

Having a WC, wash hand basin, shower cubicle. part tiled walls, radiator, ceiling light point and vinyl flooring

Bedroom 3

9' 7" x 5' 9" (2.92m x 1.75m)

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 with shower over, radiator, ceiling light point and vinyl flooring

Outside

Front

Having a tarmac driveway suitable for multiple vehicles and gated side access to the rear

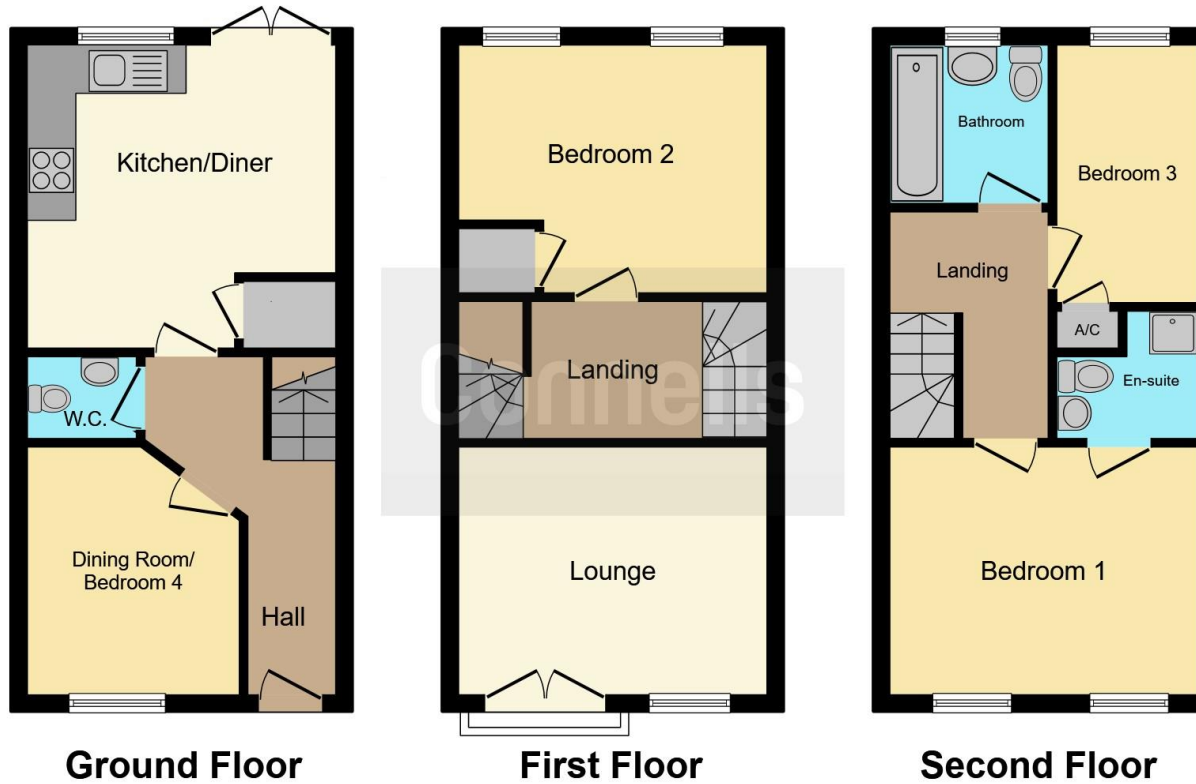
Rear

Having a paved patio area, laid to lawn 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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EPC Rating: C

Tenure: Freehold

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