



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

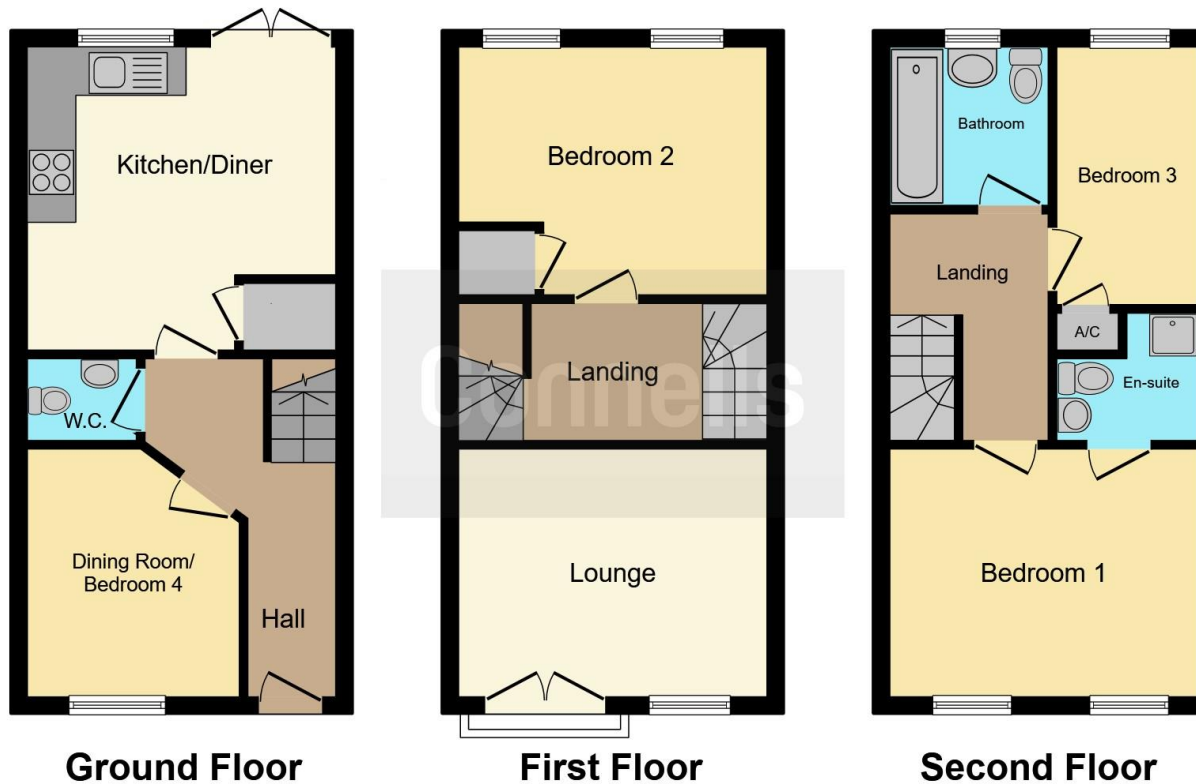
### Rear

Having a paved patio area, laid to lawn and gated side access to the front









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**EPC Rating: C**

Tenure: Freehold

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