



Connells  
01458 500 922  
FOR SALE

Connells

Heath Street  
Hednesford, CANNOCK





### Ground Floor

#### Porch

Having a double glazed front entrance door, ceiling light point, tiled flooring and door to hallway

#### Hallway

Having a double glazed entrance door, carpeted flooring, radiator, ceiling light point, understairs storage cupboard, doors to lounge and garage and stairs to the first floor

#### Lounge

23' 2" x 10' 10" ( 7.06m x 3.30m )

Having double glazed windows to the front and rear aspects, two radiators, two ceiling light points, electric fireplace, carpeted flooring and door to kitchen

#### Kitchen

13' x 10' 10" ( 3.96m x 3.30m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, space for double oven, extractor hood, plumbing for washing machine, space for appliances, tiled splashbacks, radiator, two ceiling light points, door to WC/utility room, two double glazed windows to the rear aspect and a double glazed door to the rear garden

#### W.C/ Utility

8' 2" x 7' 8" ( 2.49m x 2.34m )

Having a double glazed window to the side aspect, WC, wash hand basin, plumbing for the dishwasher, washing machine, radiator, ceiling light point and tiled flooring



## First Floor

### Landing

Having stairs leading up from the hallway, carpeted flooring, double glazed window to the rear aspect, airing cupboard, ceiling light point, access to the loft and doors to bedrooms and shared bathroom

### Bedroom 1

12' x 11' ( 3.66m x 3.35m )

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

### Bedroom 2

10' 11" x 10' 10" ( 3.33m x 3.30m )

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

### Bedroom 3

8' 2" x 8' 1" ( 2.49m x 2.46m )

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

### Bathroom

Having two double glazed windows to the side aspect, WC, vanity wash hand basin, bath with mixer taps and shower over, tiled splashbacks, radiator, extractor fan, ceiling light point and carpeted flooring

## Outside

### Front

Having a brick paved driveway suitable for multiple vehicles, display borders, access to the garage and side access to the rear

### Rear

Having a paved patio area, laid to lawn enclosed with paneled fencing and side access to the front via gate

### Garage

Having power, lighting and an electric roller door.



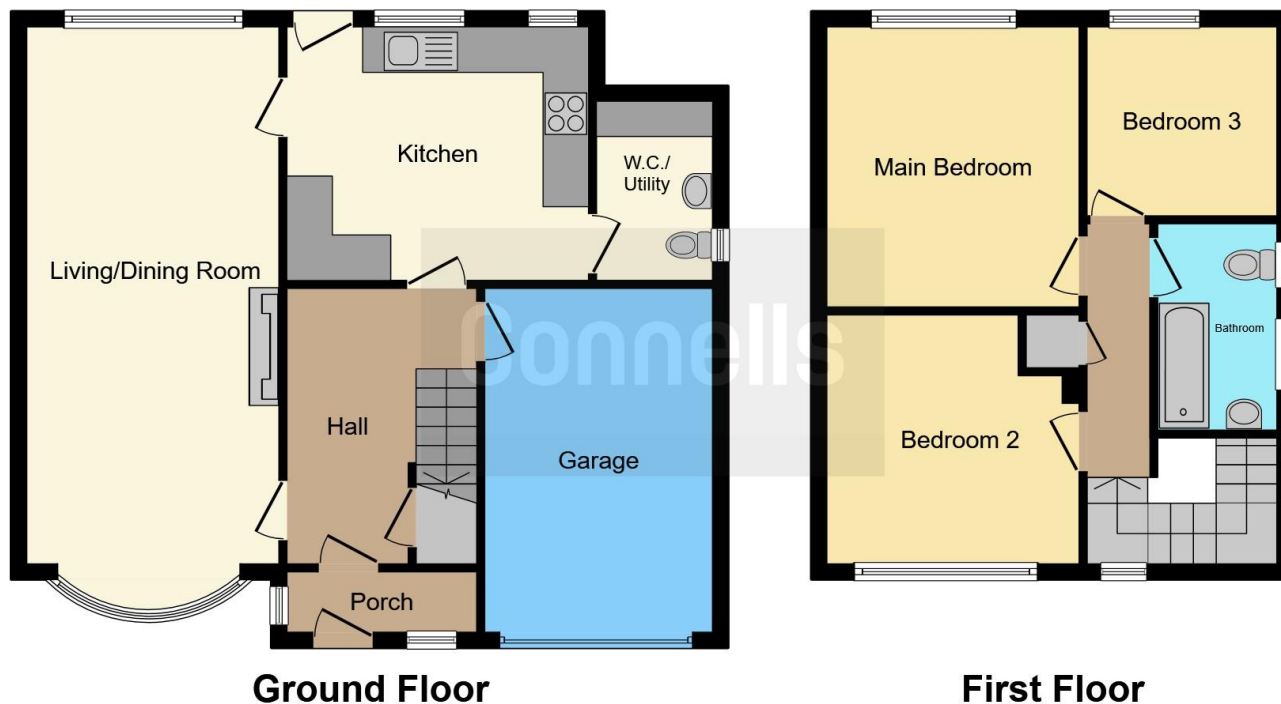












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: CNK107067 - 0002