



**Connells**

Saturn Road  
Cannock



## Ground Floor

### Entrance Hallway

The front door opening into the entrance hallway having carpeted flooring, storage cupboard under stairs, stairs to first floor, ceiling light point, door into lounge and radiator

### Open Plan Lounge/Diner

Being an open plan and having laminate flooring, electric fire, TV mounted to wall, two radiators, double glazed windows to the front and rear aspect and ceiling light point

### Kitchen

Being a brand new fitted kitchen with brand new appliances including a fridge/freezer and washing machine, a laminate top breakfast bar, laminate worktops, a range of cupboards, laminate flooring, gas hob with extractor hood over and double glazed window to the rear aspect



## First Floor

### Bedroom 1

9' 2" x 10' 6" ( 2.79m x 3.20m )

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

### Bedroom 2

10' 2" narrowing to x 9' ( 3.10m narrowing to x 2.74m )

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

### Bedroom 3

8' 1" x 6' ( 2.46m x 1.83m )

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

### Bathroom

Being a brand new fitted bathroom and having a double glazed window to the rear aspect, heated towel radiator, double length shower with glass screen, laminate flooring, panel tiled walls, WC, sink and vanity unit

## Outside

### Front

Having a laid to lawn and pathway leading to the front door

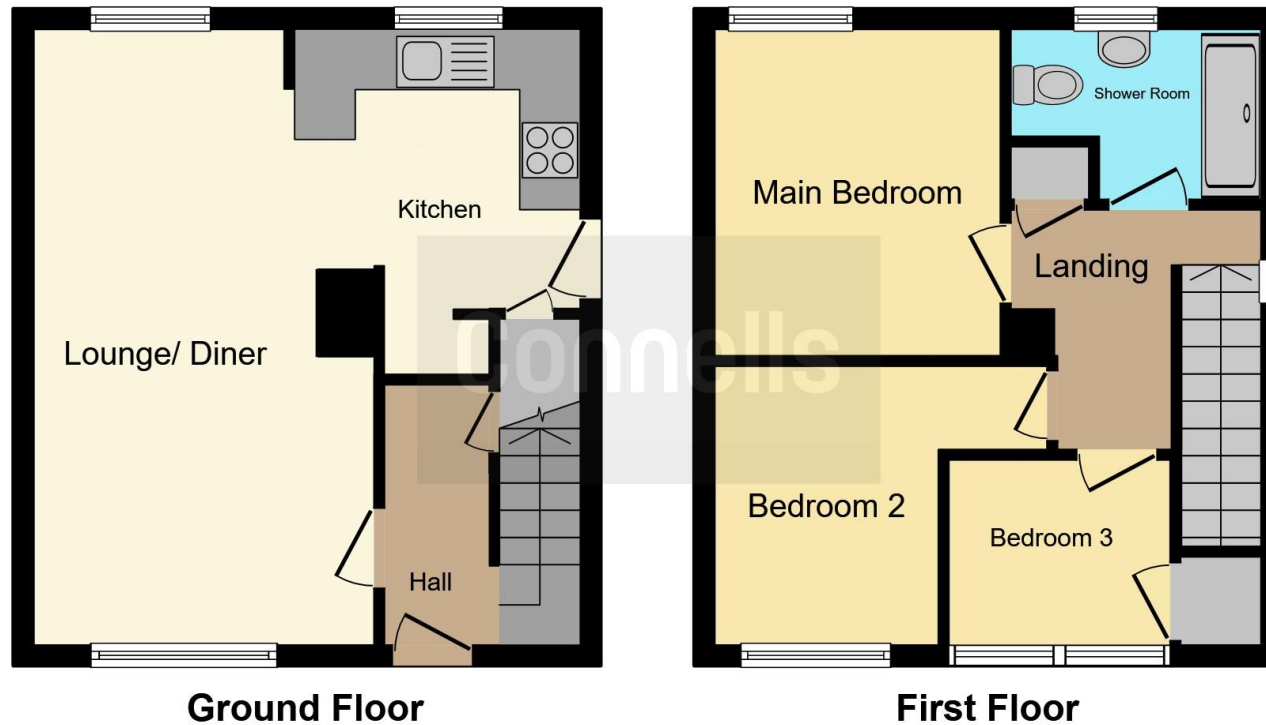
### Rear

Being situated on a corner plot the garden size is impressive, having laid to lawn areas, astro turf sitting area with decorative lighting and panelling surround, steps leading to the laid to lawn areas, side access to the front, outbuildings decorative bark borders with a variety of shrubs and plants









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: D**

Tenure: Freehold

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