



Connells

Balmoral Drive
Hednesford, Cannock



Ground Floor

Entrance Hallway

Having doors to dining room, WC and bedroom 3

Lounge

15' 8" x 11' 1" (4.78m x 3.38m)

Having an electric fireplace, ceiling light point, carpeted flooring and being open plan to the orangery and dining room

Dining Room

14' x 11' 1" (4.27m x 3.38m)

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

Kitchen

10' 2" x 7' 1" (3.10m x 2.16m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated appliances and two double glazed windows to the side aspect

Utility / Wc

5' 1" x 7' 1" (1.55m x 2.16m)

Having a double glazed window to the side aspect, tiled flooring, WC, sink and plumbing for washing machine. This room is suitable for utility purposes

Orangery

Having a double glazed windows and doors to the rear aspect, LVT flooring and opening into the kitchen

Bedroom 3

9' 2" x 7' 9" (2.79m x 2.36m)

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

First Floor

Bedroom 1

9' 4" x 15' 2" max (2.84m x 4.62m max)

Having two double glazed windows to the front aspect, fitted wardrobes, radiator, ceiling light point and carpeted flooring

Bedroom 2

6' 8" x 8' 10" (2.03m x 2.69m)

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

Bathroom

Having a WC, wash hand basin, bath with shower over, spotlights and tiled walls & flooring

Outside

Front

Having a part tarmac, part gravel driveway suitable for multiple vehicles and access to the detached garage

Rear

Being an extensive rear garden, having a paved patio area and laid to lawn

Garage

20' x 10' (6.10m x 3.05m)

Having up & over door







To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/CNK107158](https://www.connells.co.uk/Property/CNK107158)

Tenure: Freehold



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