



**Connells**

Albert Street  
Cannock



### Ground Floor

#### Entrance Hallway

Having a UPVC front door, carpeted flooring, doors to bedroom 1, kitchen, rear access and lounge, stairs to the first floor, ceiling light point and radiator

#### Lounge

14' x 10' into bay ( 4.27m x 3.05m into bay )

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

#### Kitchen

9' 8" x 10' 1" ( 2.95m x 3.07m )

Having a double glazed window to the rear, being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, integrated electric oven with gas hobs and extractor over, plumbing for the washing machine, space for appliances, ceiling light point and radiator



## Bedroom 1

10' 5" x 11' 5" ( 3.17m x 3.48m )

Having a double glazed window to the side, ceiling light point, radiator, carpeted flooring and door to en-suite bathroom

## En-Suite

Having a double glazed window to the rear, WC. sink with tiled splashback, bath, fully tiled wall, ceiling light point and laminate flooring

## Bedroom 2

14' 7" x 9' 9" ( 4.45m x 2.97m )

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

## Bedroom 3

9' 3" x 13' 6" ( 2.82m x 4.11m )

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

## Bathroom

Having a double glazed window to the rear, wash hand basin, ceiling light point, panelled tiled walls, vinyl flooring, bath with shower over and glass shower screen

## Outside

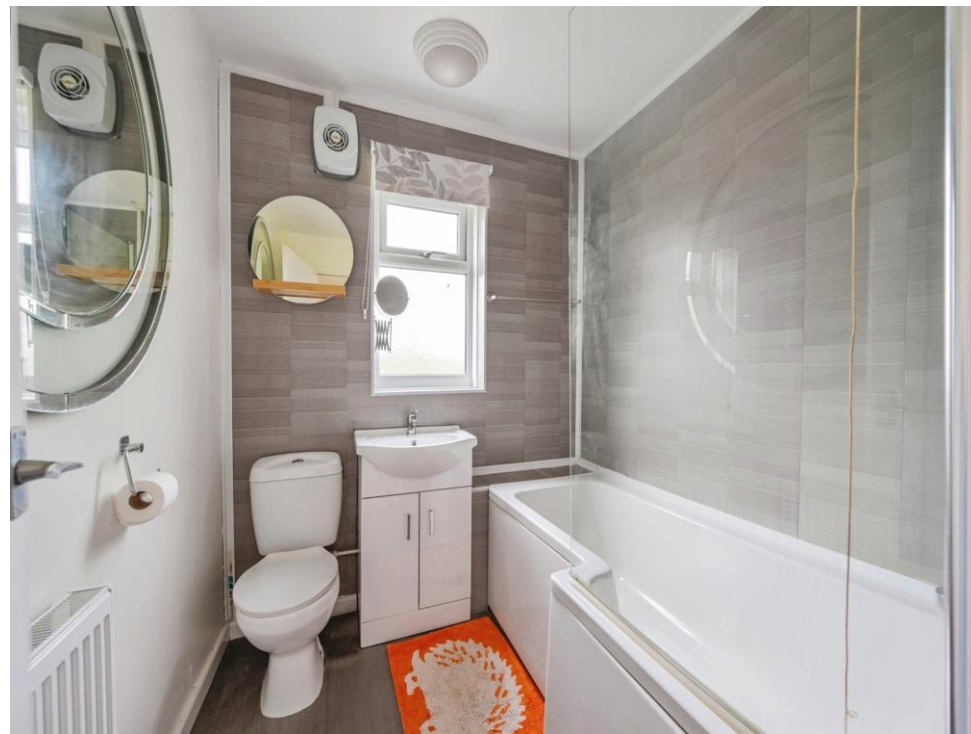
### Front

Having a brick paved driveway suitable for multiple vehicles

### Rear

Having a brick paved patio area, laid to lawn, a variety of plants and shrubs and door to side hallway









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)

To view this property please contact Connells on

**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

**EPC Rating: E**

Tenure: Freehold

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