



Connells

Wolverhampton Road  
Cannock



### Ground Floor

#### Living Room

11' 8" x 11' 9" ( 3.56m x 3.58m )

Having a double glazed front entrance door, double glazed bay window to the front aspect, radiator, ceiling light point, wooden flooring and access to the cellar and lounge

#### Cellar

Having ample storage space, power and lighting

#### Lounge

11' 8" x 11' 9" ( 3.56m x 3.58m )

Having a double glazed window to the rear aspect, radiator, ceiling light point, laminate flooring and archway for access to the stairs leading to the first floor

#### Kitchen

9' 2" x 6' 7" ( 2.79m x 2.01m )

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 hood, space for appliances, radiator, ceiling spotlights, laminate flooring, double glazed window to the side aspect, double glazed door to the side rear garden and open access to rear reception area having radiator, ceiling spotlights, laminate flooring and double glazed French doors to the rear garden



## First Floor

### Bedroom 1

11' 8" x 11' 9" ( 3.56m x 3.58m )

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

### Bedroom 2

8' 5" x 9' 1" ( 2.57m x 2.77m )

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

### Shower Room

Having a WC, wash hand basin, double shower cubicle, part tiled walls, radiator, ceiling light point, vinyl flooring and a double glazed window to the rear aspect

### Loft

Fully boarded and having a double glazed window

## Outside

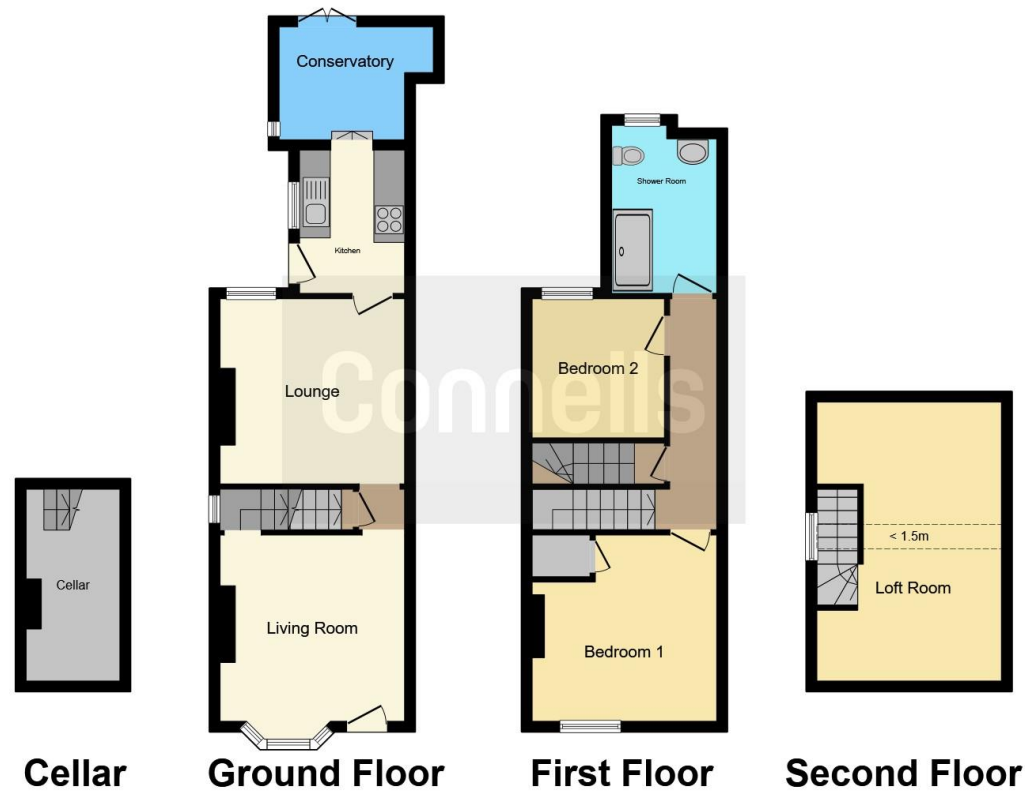
### Rear

Having a decking area, large gravel bed, mature shrubs and bushes and a fully insulated outbuilding with power and lighting









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**EPC Rating: Awaited**

Tenure: Freehold

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