



Connells

Braemar Road
Norton Canes, Cannock



Ground Floor

Hallway

Having a double glazed front entrance door with fixed flooring to ceiling glass panel, carpeted flooring, storage cupboard, ceiling light point, stairs to first floor and doors to WC, lounge and kitchen

W.C

Having a WC, wash hand basin, ceiling light point and vinyl flooring

Living Room

11' 9" x 14' (3.58m x 4.27m)

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

Dining Room

9' 8" x 10' 4" (2.95m x 3.15m)

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

Kitchen

11' 8" x 13' 5" (3.56m x 4.09m)

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 induction hob and extractor fan over, tiled splash-backs, plumbing for the washing machine, space for appliances, ceiling light point, tiled flooring, door to garage and a double glazed window to the rear aspect

Storage Cupboard

4' x 5' (1.22m x 1.52m)

Being a large storage cupboard having power and lighting, currently used as office space

Bedroom 1

10' 7" x 11' 8" (3.23m x 3.56m)

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

En-Suite

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



Bedroom 2

9' 9" x 12' 2" (2.97m x 3.71m)

Having double glazed windows to the side and rear aspects, radiator, ceiling light point and carpeted flooring

Bedroom 3

9' 4" x 9' 8" (2.84m x 2.95m)

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

Bedroom 4

9' 4" x 7' 5" (2.84m x 2.26m)

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

Bathroom

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

Outside

Front

Located on a corner plot and having a brick garden wall, tarmac driveway suitable for multiple vehicles, laid to lawn, access to the garage and gated side access to the rear

Rear

Having a paved pathway, laid to lawn and door to garage

Garage

Having double glazed windows and door to the rear garden,, power and lighting







Ground Floor



First Floor

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

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EPC Rating: C

Tenure: Freehold



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