



**Connells**

Old Hednesford Road  
Cannock



### Ground Floor

#### Hallway

Being access from the porch and having carpeted flooring, ceiling light point, decorative part panelled walls, stairs to first floor, radiator, double glazed window to the side aspect and doors to the W/C and lounge

#### Lounge/Dining Room

15' max x 22' ( 4.57m max x 6.71m )

Being a L shaped room and having both living and dining areas, double glazed windows to the front and side aspects, carpeted flooring, radiator, ceiling light point, door to conservatory and door to kitchen

#### Kitchen

8' 2" x 10' 1" ( 2.49m x 3.07m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces, electric oven, electric hob, cooker hood, plumbing for dishwasher and washing machine, space for appliances, radiator and double glazed windows to the side and rear aspects

#### Conservatory

14' 4" x 8' 2" ( 4.37m x 2.49m )

Having a UPVC surround, French doors leading to the rear garden, tiled flooring and ceiling light point

## First Floor

### Landing

Having carpeted flooring, ceiling light point, decorative part panelled walls, radiator, double glazed window to the side aspect and doors to bedrooms and family bathroom

### Bedroom 1

13' 4" x 11' 5" ( 4.06m x 3.48m )

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

### Bedroom 2

15' x 8' 8" ( 4.57m x 2.64m )

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

### Bathroom

Having a double glazed window to the rear aspect, fully tiled walls, tiled flooring, bath, seperate shower cubicle, ceiling light point and radiator

## Outside

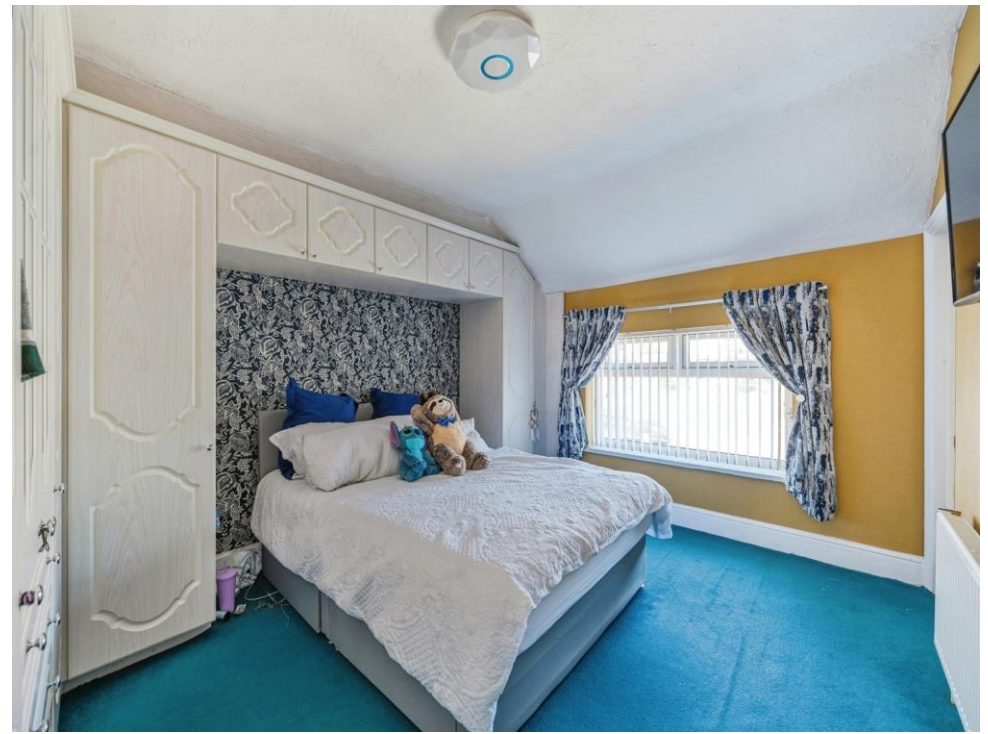
### Front

Having a tarmac driveway for parking for multiple vehicles and a side gate for access to the rear garden

### Rear

Being a low maintenance garden and having access to the detached garage









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: E**

Tenure: Freehold

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