



**Connells**

Dew Close  
Hednesford, Cannock



### Ground Floor

#### Hallway

Having a double glazed front entrance door, radiator, ceiling light point, laminate flooring, storage cupboard, stairs to first floor and doors to kitchen, lounge and WC

#### W.C

Having a WC, wash hand basin, tiled splash-backs, radiator, ceiling light point and laminate flooring

#### Lounge

12' 1" x 15' 4" ( 3.68m x 4.67m )

Having double glazed French doors opening out to the rear garden, fixed glass panels with double glazed windows to the rear aspect, radiator, two ceiling light points and carpeted flooring

#### Kitchen

11' 2" x 10' ( 3.40m x 3.05m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated oven and grill, 4 point gas hob, extractor hood, integrated washing machine, dishwasher, space for appliances, breakfast bar, radiator, ceiling light point and a double glazed window to the front aspect



## First Floor

### Landing

Having carpeted flooring, radiator, ceiling light point, access to the fully boarded loft and doors to bedrooms and bathroom

### Bedroom 1

10' 8" x 8' 8" ( 3.25m x 2.64m )

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 front aspect, WC, wash hand basin, shower cubicle, part tiled walls, towel radiator, ceiling light point and vinyl flooring

### Bedroom 2

9' 2" x 9' 7" ( 2.79m x 2.92m )

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

### Bedroom 3

12' 6" x 6' 6" ( 3.81m x 1.98m )

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

### Bathroom

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

### Outside

#### Front

Having a tarmac driveway suitable for multiple vehicles, laid to lawn, variety of shrubs and paved pathway to gated side access

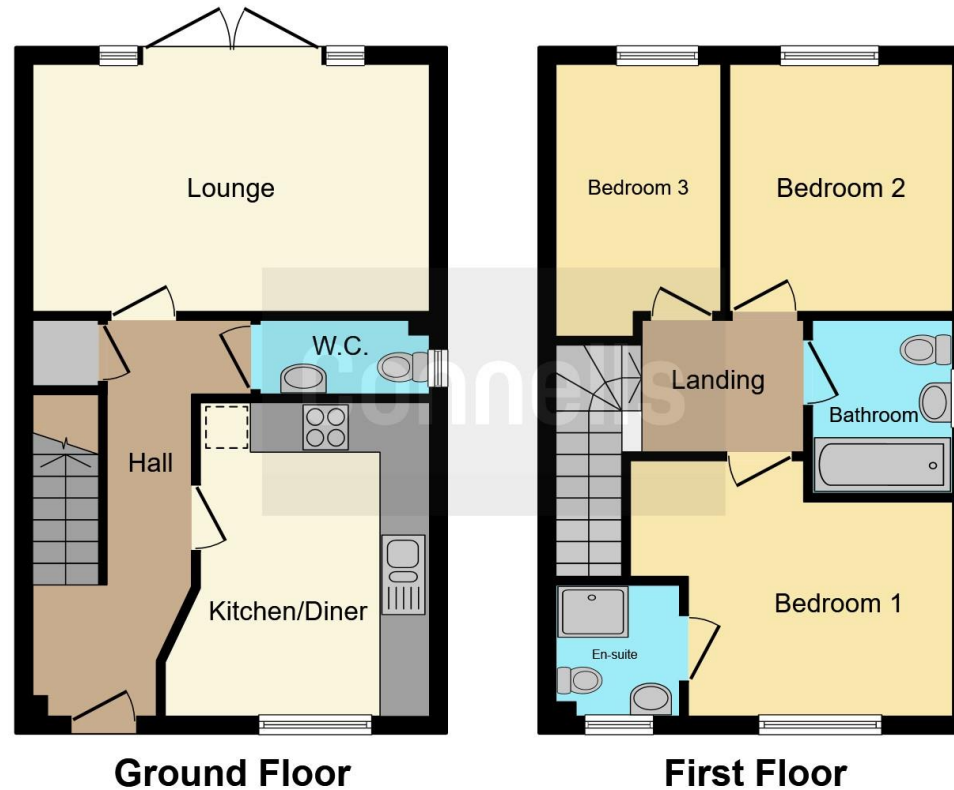
#### Rear

Having a paved patio area, laid to lawn, garden shed and gated side access to the front









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**EPC Rating: B**

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Tenure: Freehold



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