



**Connells**

Hallum Way  
Hednesford Cannock





## Ground Floor

### Entrance Hall

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

### Lounge

16' 2" x 10' 3" ( 4.93m x 3.12m )

Having three double glazed windows to the front and side aspects, two radiators, ceiling light point and laminate flooring

### Open Plan Kitchen & Dining

#### Kitchen Area

7' 3" x 13' 2" ( 2.21m x 4.01m )

#### Dining Area

8' 6" x 12' 10" ( 2.59m x 3.91m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain with mixer taps, tiled splash-backs, electric oven with four point gas hob and extractor hood, integrated dishwasher, plumbing for the washing machine, space for appliances, radiator, ceiling light point, spotlights, laminate flooring, storage cupboard and double glazed French doors to the rear garden

### W.C

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



## First Floor

### Landing

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

### Bedroom 1

12' 9" x 11' 9" ( 3.89m x 3.58m )

Having three double glazed windows to the front and side aspects, 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, radiator, ceiling light point and tiled flooring

### Bedroom 2

8' 8" x 10' 5" ( 2.64m x 3.17m )

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

### Bedroom 3

7' 4" x 6' 10" ( 2.24m x 2.08m )

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

### Bathroom

Having a double glazed window to the side aspect, WC, wash hand basin, bath, part tiled walls, radiators, ceiling light point and laminate flooring

## Outside

### Front

Having a tarmac driveway suitable for multiple vehicles, low level hedge, gravel borders, access to the garage and gated side access to the rear

### Rear

Having a paved patio area, artificial grass, decking area, gravel borders and gated side access to the front

### Garage

Detached garage with power and lighting





To view this property please contact Connells on

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**EPC Rating: B**

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Tenure: Freehold



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Property Ref: CNK106172 - 0001