



**Connells**

Saunders Close  
Cannock



### Ground Floor

#### Entrance Hallway

Having a double glazed front entrance door, ceiling light point, carpeted flooring, storage cupboard and doors to lounge, kitchen and WC

#### W.C

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

#### Lounge

10' 8" max x 17' 9" ( 3.25m max x 5.41m )

Having double glazed windows to the front and rear aspects, electric fireplace, radiator, two ceiling light points, carpeted flooring and door to access stairs leading to first floor

#### Kitchen

17' 9" x 9' 9" ( 5.41m x 2.97m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink/drainer, plumbing for the washing machine, space for appliances, electric oven with gas hobs and extractor hood, tiled splash-backs, radiator, ceiling light point and door to access stairs leading to the first floor



## First Floor

### Landing

Having carpeted flooring, ceiling light point, two storage cupboard and doors to bedrooms and bathroom

### Bedroom 1

10' 1" x 11' 8" ( 3.07m x 3.56m )

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

### Bedroom 2

10' x 11' ( 3.05m x 3.35m )

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

### Bedroom 3

7' 7" x 7' 9" ( 2.31m x 2.36m )

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

### Bathroom

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

## Outside

### Front

Having a tarmac driveway, laid to lawn, steps to front entrance door and gated side access to the rear

### Rear

Having a paved patio area, laid to lawn and a variety of mature floral displays, shrubs and trees







To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

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