



Connells

Pebble Mill Drive
Cannock



Ground Floor

Hallway

Having a double glazed entrance door, two double glazed windows, two storage cupboards, two radiators, two ceiling light points, laminate flooring, stairs to first floor and doors to lounge, kitchen, dining room/bedroom 3, shower room and rear hallway

Lounge

22' x 13' 5" (6.71m x 4.09m)

Having two double glazed windows, radiator, sunken TV wall, ceiling spotlights, carpeted flooring and door to hallway

Kitchen / Diner

12' 7" x 17' 4" (3.84m x 5.28m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated electric oven and grill, 5 point gas hob, extractor hood, tiled splash-backs, two ceiling light points, two double glazed windows, laminate flooring and open archway to the dining area complete with radiator, ceiling spotlights and sliding doors to the conservatory

Conservatory

Being part brick, part UPVC double glazed constructed with solid roof and gable end window structure, two radiators, ceiling light point, laminate flooring, double glazed doors to the rear garden and door to utility

Utility

Having a double glazed window, fitted units with laminate work surfaces over, sink/drain, plumbing for the washing machine, space for appliances, ceiling light point and door to conservatory

Dining Room / Bedroom 3

10' 5" x 15' 2" (3.17m x 4.62m)

Having a double glazed window, fitted wardrobes, radiator, ceiling light point and carpeted flooring

Shower Room

Being a fully tiled room and having a vanity WC and wash hand basin, shower cubicle, radiator, spotlights and storage cupboard

Rear Hallway / Potential Annex

Having laminate flooring, storage cupboard, ceiling light point and doors to reception room, bathroom and reception room/bedroom 4

Reception Room / Games Room

16' 7" x 16' 9" (5.05m x 5.11m)

Having two double glazed windows, radiator, ceiling light point, ceiling fan light, laminate flooring, door to rear hallway, double glazed door to side access, plumbing in place for sink and generous potential for fitted units

Reception Room / Bedroom 4

11' 7" x 10' 3" (3.53m x 3.12m)

Having a double glazed window, radiator, ceiling light point and laminate flooring

Bathroom

Being a fully tiled room and having a WC, vanity wash hand basin, sunken Jacuzzi bath, radiator, two ceiling light point and a double glazed window

First Floor

Landing

Having carpeted flooring, ceiling light point, two double glazed skylight windows and doors to bedrooms 1&2 and to the family bathroom

Bedroom 1

15' 8" x 17' 1" (4.78m x 5.21m)

Having a double glazed window, fitted wardrobes, radiator, ceiling light point and carpeted flooring

Bedroom 2

11' 8" x 16' 4" (3.56m x 4.98m)

Having a double glazed window, fitted wardrobes, radiator, ceiling light point and carpeted flooring

Bathroom

Having a double glazed window, vanity WC and wash hand basin, bath with shower over, tiled walls, radiator, ceiling light point and vinyl flooring

Outside

Front

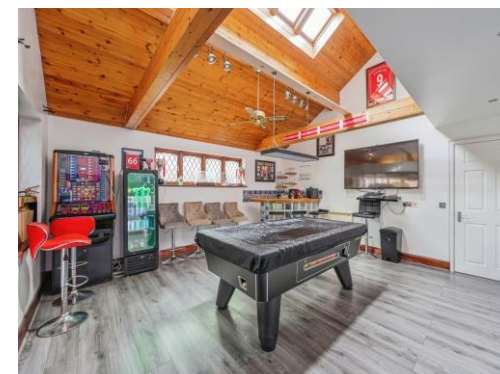
Having a brick paved driveway suitable for multiple vehicles, decorative gravel beds and access to the garage

Rear

Having an extensive brick paved patio area, laid to lawn, mature trees and shrubs. Furthermore having a separate entertaining area featuring a tiled patio and designated hot tub and BBQ stations under shelter

Garage

Having power, lighting and up & over door









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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Tenure: Freehold

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