



**Connells**

Pebble Mill Drive  
Cannock



## Property Description

Making an impression on arrival being welcomed into a bright, spacious and immaculate hallway for access to the dining room/bedroom 3, the shower room and the lounge featuring an attractive walk in bay window and stylish sunken TV point. The modern kitchen comes fully fitted with timeless shaker style units, integrated appliances for a sleek and orderly finish and access to both the utility and conservatory featuring a solid roof and stunning gable end window structure.

Boasting ANNEX POTENTIAL comprising of a hallway, bedroom, a family games room having plumbing for the option to renovate into a kitchen/family room and a bathroom with luxurious Jacuzzi bath.

To the First Floor having TWO DOUBLE BEDROOMS complete with fitted wardrobes and a modern bathroom suite.

Externally benefiting from having a large driveway suitable for multiple vehicles and a two part garden featuring multiple patio areas, laid to lawn and entertaining area.

## 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









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**EPC Rating: C**

Tenure: Freehold

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