



**Connells**

Wrights Avenue  
Cannock



### Ground Floor

#### Hallway

Having a double glazed front entrance door, stairs to first floor and door to lounge

#### Lounge

12' x 12' 4" ( 3.66m x 3.76m )

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

#### Dining Room

11' x 16' ( 3.35m x 4.88m )

Having a double glazed window to the side aspect, log burner, two ceiling light points laminate flooring and doors to kitchen and bathroom

#### Kitchen

8' 1" x 9' 6" ( 2.46m x 2.90m )

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, induction hobs, extractor hood, tiled splash-backs, space for fridge/freezer, ceiling light point, vinyl flooring, double glazed window to the rear aspect and door to utility

#### Utility Room / Lean To

Having double glazed windows to the rear and side aspects, polycarbonate roof, plumbing for utility purposes, radiator, ceiling light point and door to rear garden

#### Shower Room

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



## First Floor

### Landing

Having carpeted flooring, double glazed window to the side aspect, ceiling light point, loft access and doors to bedrooms

### Bedroom 1

12' 5" x 11' 3" ( 3.78m x 3.43m )

Having a double glazed window to the side aspect, two fitted wardrobes, radiator, ceiling light point and laminate flooring

### Bedroom 2

11' 3" x 9' 1" ( 3.43m x 2.77m )

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

### Bedroom 3

6' 5" x 11' 6" ( 1.96m x 3.51m )

Having a double glazed window to the side aspect, radiator and ceiling light point

## Outside

### Front

Having a tarmac driveway suitable for multiple vehicles, mature hedges and shrubs and gated access to the rear

### Rear

Being a large rear garden complete with mature trees and bushes









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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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