



Connells

Ashdale Close  
CANNOCK





### Ground Floor

#### Hallway

Having a double glazed front entrance door, ceiling light point, carpeted flooring and door to lounge

#### Lounge

15' x 12' 6" ( 4.57m x 3.81m )

Having a triple glazed window to the front aspect, electric fire, ceiling light point, radiator, carpeted flooring and stairs to the first floor

#### Kitchen

12' 6" x 8' 2" ( 3.81m x 2.49m )

Being a modern fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated electric oven, 4 point induction hob, extractor hood, plumbing for the washing machine, space for appliances, radiator, ceiling spot lights, tiled flooring, a triple glazed window to the rear aspect and a door to the rear garden.



## First Floor

### Landing

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

### Bedroom 1

12' 5" x 8' 3" ( 3.78m x 2.51m )

Having two triple glazed windows to the rear aspect, ceiling light point, radiator and carpeted flooring

### Bedroom 2

Having two triple glazed windows to the front aspect, ceiling light point, radiator, carpeted flooring and storage cupboard

### Bathroom

Having a WC, vanity wash hand basin, bath with electric shower over and tiled walls, heated towel rail, vinyl flooring and ceiling spot lights

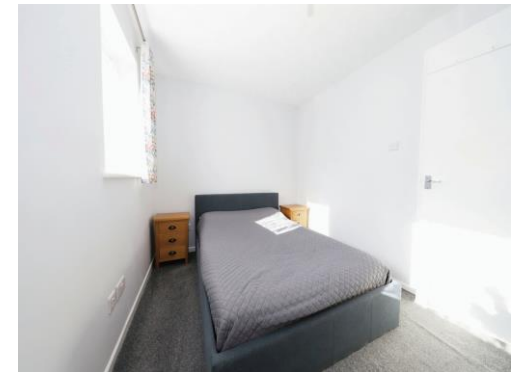
## Outside

### Front

Having off street parking

### Rear

Having a slabbed patio area, lawned grassed garden, shed and gate at the rear for access

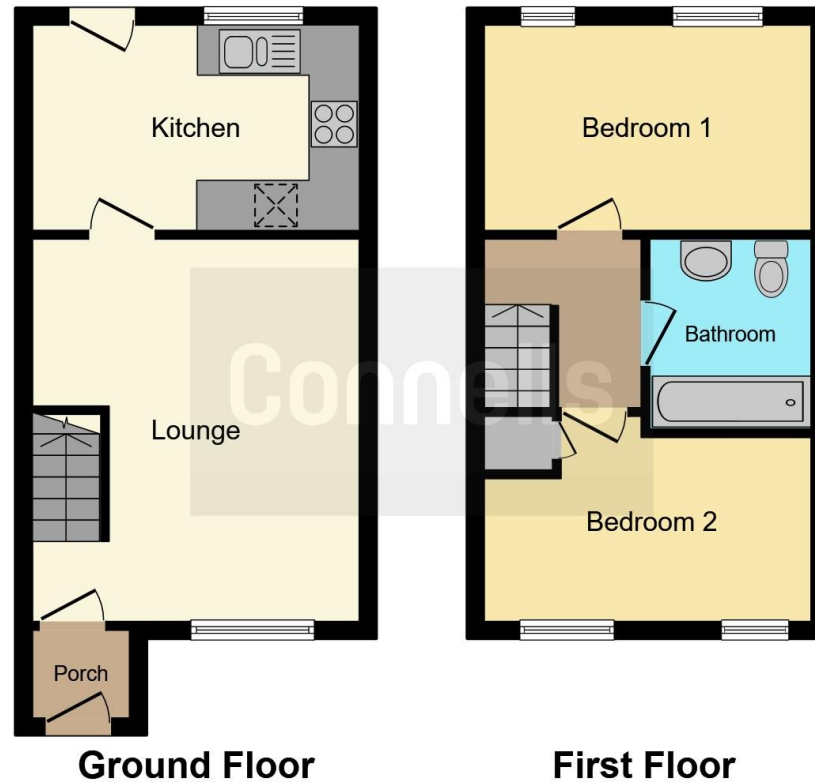












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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**

Tenure: Freehold

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