



Connells

Preece Drive
Hednesford, Cannock



Ground Floor

Hallway

Having a double glazed front entrance door, radiator, ceiling light point, carpeted flooring, stairs to first floor and door to lounge, kitchen and WC

Lounge

16' 2" x 10' 3" (4.93m x 3.12m)

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

Kitchen / Diner

16' 1" x 13' 1" (4.90m x 3.99m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and a sink/drain, electric oven with gas hobs and cooker-hood over, plumbing for the dishwasher and washing machine, space for fridge/freezer, radiator, ceiling light point, storage cupboard, double glazed window to the rear aspect, double glazed French Doors to the rear garden

W.C

Having a WC, wash hand basin, radiator and ceiling light point



First Floor

Landing

Having stairs leading up from the hallway, carpeted flooring, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

12' 9" x 13' 10" (3.89m x 4.22m)

Having 3 double glazed windows facing different aspects, radiator, ceiling light point, carpeted flooring and door to the en-suite

En-Suite

Having a double glazed window WC, wash hand basin, shower cubicle, part tiled walls, extractor fan, radiator, ceiling light point and carpeted flooring

Bedroom 2

8' x 10' 4" (2.44m x 3.15m)

Having 3 double glazed windows, a radiator, ceiling light point and carpeted flooring

Bedroom 3

6' 10" x 13' 10" (2.08m x 4.22m)

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

Bathroom

Having a double glazed window, WC, wash hand basin, bath, part tiled walls, radiator and carpeted flooring

Outside

Front

Having a driveway to the side for multiple vehicles and access to the garage

Rear

Having a slabbed patio seating area, laid to lawn and a slabbed pathway to the rear gate where you can access the driveway and garage

Garage

Having an up and over door, power and lighting





To view this property please contact Connells on

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EPC Rating: B

view this property online [connells.co.uk/Property/CNK107296](https://www.connells.co.uk/Property/CNK107296)

Tenure: Freehold



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