



Connells

Littleworth Road
Cannock



Ground Floor

Dining Room

14' 11" x 8' 11" (4.55m x 2.72m)

Having a double glazed window to the front aspect, a gas fire, ceiling light point, laminate flooring, radiator and door into the hallway

Hallway

Lounge

11' x 14' 11" (3.35m x 4.55m)

Having a double glazed window to the rear aspect, a door to the kitchen, carpeted flooring, gas fire, ceiling light point and radiator

Kitchen

8' 2" x 14' 11" (2.49m x 4.55m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain. electric oven with gas hobs and cooker-hood over, tiled splash-backs, radiator, ceiling light point, laminate flooring, double glazed window to the side aspect, UPVC door to the side providing access to the rear and open access to the utility area

Utility

4' 11" x 8' 2" (1.50m x 2.49m)



First Floor

Landing

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

Bedroom 1

14' 11" x 8' 10" (4.55m x 2.69m)

Having two double glazed windows to the front aspect, carpeted flooring, radiator, access to the loft and storage cupboard

Bedroom 2

10' 10" x 11' 1" (3.30m x 3.38m)

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

Shower Room

Having a double glazed window to the rear aspect, a shower cubicle with glass screen surround, tiled flooring, WC, wash hand basin and ceiling light point

Outside

Front

Having a concrete driveway for off road parking

Rear

Backing onto Hednesford Hills Local Nature Reserve and having an enclosed courtyard area









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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EPC Rating: C

Tenure: Freehold

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