



**Connells**

Church Road  
Norton Canes, Cannock





## Ground Floor

### Hallway

Having a double glazed front entrance door with fixed floor to ceiling glass panels, radiator, ceiling light point, laminate flooring, storage cupboard, stairs to first floor and doors to living room and dining room

### Lounge

26' 6" x 10' 2" ( 8.08m x 3.10m )

Having a double glazed bay window to the front aspect, two radiators, electric fireplace, two ceiling light points, four wall lights, carpeted flooring and open access to the kitchen/diner

### Kitchen / Diner

18' 4" x 17' 8" ( 5.59m x 5.38m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a breakfast bar, sink/drainer, tiled splash-backs, integrated oven, induction hob and four point gas hob, extractor hood, integrated washing machine, space for fridge/freezer, space for dining furniture, three ceiling light points, radiator, double glazed window to the rear aspect, two double glazed skylight windows, double glazed bi-folding doors opening out to the rear garden and door to carport

## First Floor

### Landing

Having a double glazed window to the side aspect, carpeted flooring, ceiling light point, doors to bedrooms 2, 3 & 4, door to bathroom and stairs to second floor

### Bedroom 2

13' 11" into bay x 11' 5" ( 4.24m into bay x 3.48m )

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

### Bedroom 3

11' 9" x 11' 6" ( 3.58m x 3.51m )

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

### Bedroom 4

6' 4" x 6' 7" ( 1.93m x 2.01m )

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

## Bathroom

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

## Second Floor

### Bedroom 1

11' 4" x 17' 6" ( 3.45m x 5.33m )

Having double glazed floor to ceiling windows to the front aspect, radiator, ceiling light point, carpeted flooring, eaves storage and door to en-suite

### En-Suite

Having a double glazed window to the rear aspect, WC, wash hand basin, roll top bath, shower cubicle, fully tiled walls, tiled flooring, towel radiator and ceiling light point

## Outside

### Front

Having a brick paved driveway suitable for multiple vehicles, mid level brick wall and access to carport via double doors

### Rear

Having a raised decking area, wooden balustrades, laid to lawn, mature borders with a variety of shrubs and bushes, garden shed and access to the carport

### Carport

Having double doors to the front, double glazed sliding doors to the rear, door to kitchen, power, lighting and a corrugated roof













To view this property please contact Connells on

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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: CNK107330 - 0001