



Connells

Florence Street
Hednesford, Cannock



Ground Floor

Hallway

Having a double glazed front entrance door and door to lounge

Lounge

23' 7" x 15' 4" (7.19m x 4.67m)

Having a double glazed bay window to the front aspect, fireplace with surround, storage cupboard, radiator, ceiling light point, laminate flooring and doors to kitchen and front reception room

Reception Room

15' 4" x 11' 8" (4.67m x 3.56m)

Having a double glazed window to the side aspect, double glazed door to the garden, radiator, ceiling light point, laminate flooring and door to bedroom 1

Kitchen

8' x 10' 8" (2.44m x 3.25m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, plumbing for the washing machine, space for double oven, extractor hood, tiled splash-backs, spotlights, double glazed window to the rear aspect, tiled flooring and open archway to the utility area complete with plumbing for the dishwasher, space for appliances, storage cupboard, radiator, ceiling light point and double glazed door to the rear garden (NEW KITCHEN BEING FITTED 12TH SEPTEMBER - NEW PHOTOS TO FOLLOW)

Bedroom 1

11' x 12' 1" (3.35m x 3.68m)

Having a double glazed window to the side aspect, radiator, ceiling light point, carpeted flooring and door to en-suite

En-Suite

Having a WC, wash hand basin, walk in shower, ceiling light point, part tiled walls, tiled flooring and a double glazed window to the rear aspect

First Floor

Landing

Having a double glazed window to the side aspect, carpeted flooring, radiator, ceiling light point and doors to bedrooms and bathroom

Bedroom 2

11' 2" x 13' 1" (3.40m x 3.99m)

Having a double glazed bay window to the front aspect, fitted wardrobes, storage cupboard, radiator, ceiling light point and carpeted flooring

Bedroom 3

11' 7" x 9' 4" (3.53m x 2.84m)

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

Shower Room

Having double glazed windows to the side and rear aspects, WC, wash hand basin, shower cubicle, ceiling light point and tiled flooring

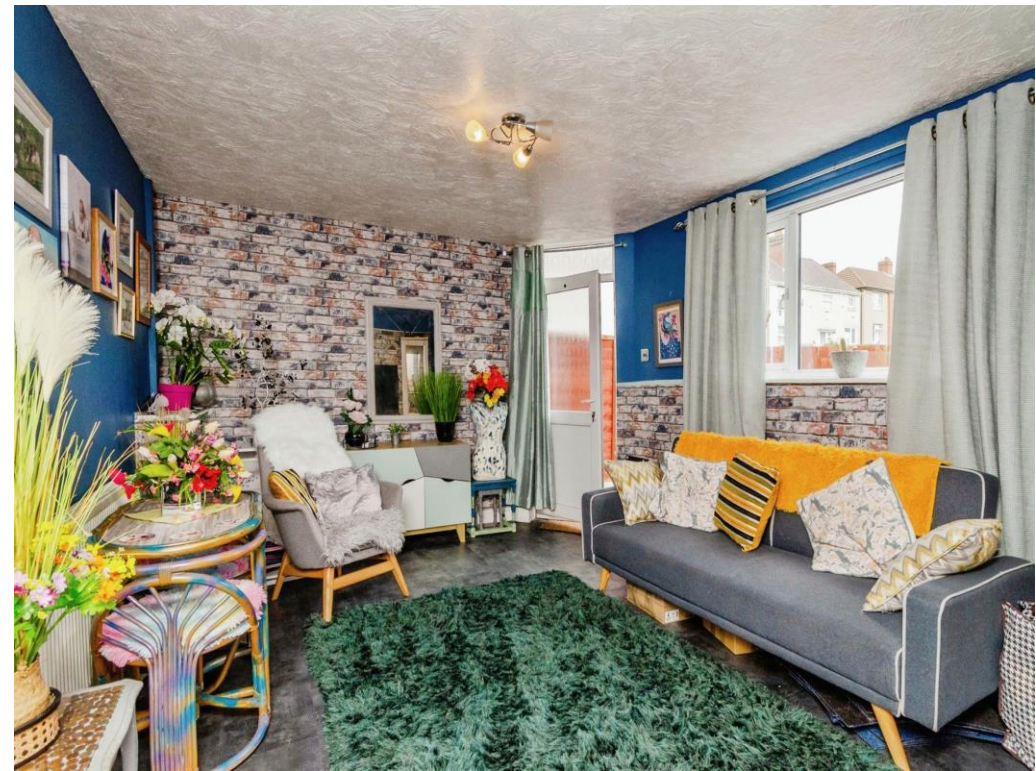
Outside

Front

Having a low level brick wall, paved pathway to front entrance door and decorative gravel bed, To the side having a tarmac driveway suitable for multiple vehicles, gated access to the rear garden and additional parking over paving

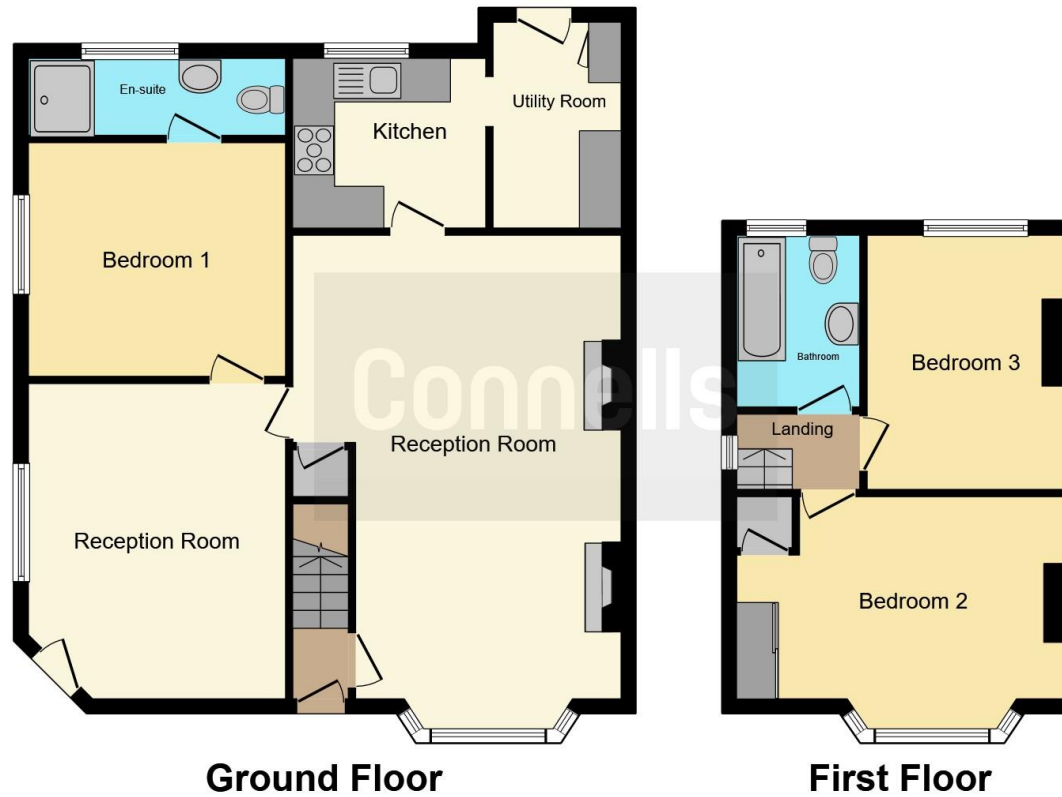
Rear

Divided into two parts and having a patio area over decorative paved slabs and gravel, laid to lawn, shrubs and gated access to the second rear garden comprising of a brick paved patio area, laid to lawn, gravel area and a variety of mature trees shrubs and plants









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: D

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Tenure: Freehold



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