



Connells

Colliers Way
Huntington, Cannock



Ground Floor

Hallway

Having a double glazed front entrance door, radiator, spotlights, wood effect porcelain tiled flooring, storage cupboard, stairs to first floor and doors to kitchen, reception room and guest WC

Reception Room

15' 5" x 11' (4.70m x 3.35m)

Having a double glazed window to the front aspect, media wall complete with sunken TV and fireplace, radiator, spotlights, wood effect porcelain tiled flooring and bifold doors to the family living & dining room

Family Living & Dining Room

13' x 23' 6" (3.96m x 7.16m)

Having two double glazed windows to the rear aspect, double glazed French doors to the rear garden, wood effect porcelain tiled flooring with underfloor heating economically powered through central heating system, air conditioning unit, four double glazed electric skylight windows, spotlights and enough space for lounging and dining

Kitchen

15' 9" x 8' 9" (4.80m x 2.67m)

Being a fitted kitchen with a range of wall, base and drawer units with granite work surfaces over and having a one and a half bowl sink/drainer, integrated oven stack, gas hobs, extractor hood, integrated tall fridge, dishwasher, freezer and washing machine,

tiled splash-backs, spotlights, wood effect porcelain tiled flooring, double glazed window to the front aspect and open access to the family living and dining area

W.C

Having a WC, vanity wash hand basin, radiator, spotlights and wood effect porcelain tiled flooring

First Floor

Landing

Having double glazed windows to the front and rear aspects, carpeted flooring, glass balustrade with chrome handrail, radiator, spotlights, doors to bathroom and bedrooms 3, 4 & 5 and stairs to second floor

Bedroom 3

9' 6" x 12' 3" (2.90m x 3.73m)

Having a double glazed window to the front aspect, fitted wardrobes, radiator, spotlights and carpeted flooring

Bedroom 4

9' x 9' 3" (2.74m x 2.82m)

Having a double glazed window to the front aspect, radiator, spotlights and carpeted flooring

Bedroom 5

7' x 12' 3" (2.13m x 3.73m)

Having a double glazed window to the rear aspect, radiator, spotlights and carpeted flooring



Bathroom

Having a double glazed window to the rear aspect, WC, vanity wash hand basin, freestanding bathtub, part tiled walls, towel radiator, spotlights and vinyl flooring

Second Floor

Landing

Having a double glazed window to the rear aspect, carpeted flooring, spotlights and doors to shower room and bedrooms 1, 2 & 6

Bedroom 1

11' 9" x 11' 2" (3.58m x 3.40m)

Having a double glazed window to the front aspect, air condition units, radiator, spotlights, carpeted flooring and door to en-suite

En-Suite

Having a double glazed window to the front aspect, WC, vanity wash hand basin, shower cubicle, part tiled walls, towel radiator, spotlights and vinyl flooring

Bedroom 2

12' 4" x 12' 3" (3.76m x 3.73m)

Having a double glazed window to the front aspect, fitted wardrobes, radiator, spotlights and carpeted flooring

Bedroom 6

6' 5" x 9' 1" (1.96m x 2.77m)

Having a double glazed window to the rear aspect, fitted office furniture, radiator, spotlights and laminate flooring

Shower Room

Having a double glazed window to the rear aspect, vanity WC and wash hand basin, shower cubicle, towel radiator, part tiled walls, spotlights and vinyl flooring

Outside

Front

Having a brick paved driveway suitable for multiple vehicles, gated side access to the rear and access to the detached garage via electric roller door

Rear

Having a paved patio area, large electric canopy area with heating, artificial lawn, wood cabin style bar room with remote control shutters, power and lighting and access to the garage

Garage / Garage Conversion

Having an electric roller door and being divided into two parts; half garage/half pet washing station complete with aircon units, sink, electric shower, power, lighting and double glazed windows and doors to the rear garden

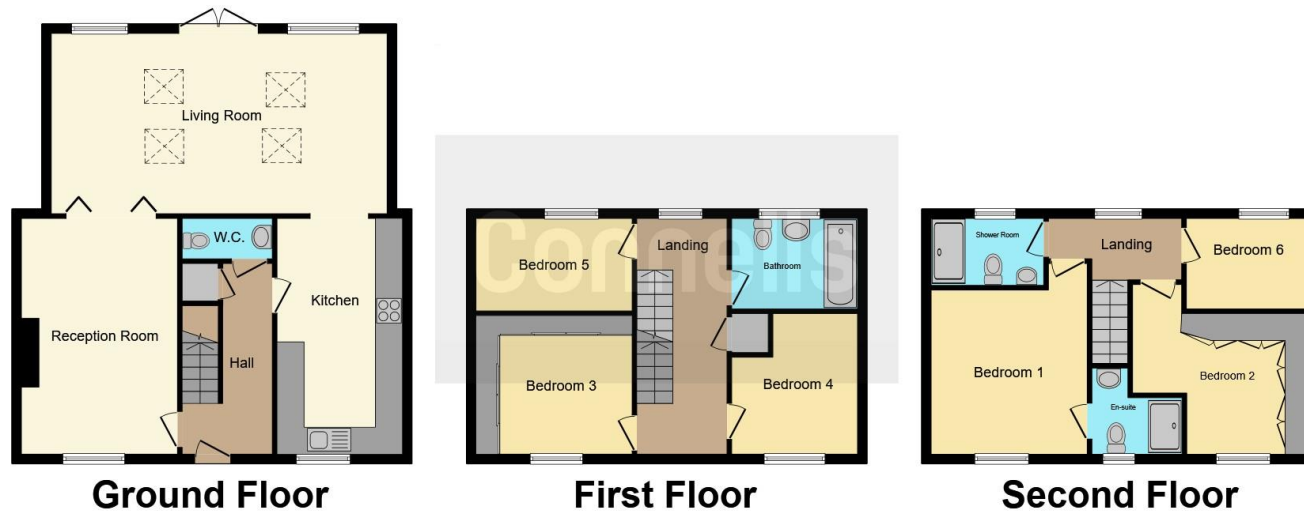
Location

This property is perfectly located in a desirable area within walking distance of the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history whilst also benefiting from being well placed to provide easy access to Cannock Town Centre.









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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Property Ref: CNK107352 - 0005