



**Connells**

Stoney Croft  
Cannock





### Property Description

DECEPTIVELY SPACIOUS throughout, this DETACHED BUNGALOW briefly comprises of a generous hallway featuring ample storage space and offering access to the lounge, kitchen, bedrooms and bathroom. The lounge benefits greatly from an influx of natural light whilst being sizeable for dining furniture, creating a sociable setting for all the family and having open access to the conservatory. The modern kitchen comes fully fitted with timeless shaker style units, integrated appliances for a sleek and orderly finish. Furthermore comprising of bedrooms 2,3, a family bathroom and a large master bedroom complete with fitted wardrobes and en-suite shower room.

Externally benefiting from having a tarmac driveway, slabbed pathway to the front door and access to the garage via up and over door. To the rear having a low maintenance and mature garden having paved patio areas, decking area and a variety of shrubs, trees and bushes.

Situated within close proximity of Cannock Town Centre offering a range of small businesses, amenities and traditional markets with both local & national bus and train services available. Commuter benefits include A34, M6 & M6 Toll

### Hallway

Having laminate flooring, doors to all rooms, radiator, ceiling light point and storage cupboard

### Lounge

10' 6" x 19' 7" ( 3.20m x 5.97m )

Having a double glazed bay window to the front aspect, gas fireplace, carpeted flooring, two ceiling light points, door to the conservatory and two radiators

### Kitchen

9' 8" x 11' ( 2.95m x 3.35m )

Being a fitted kitchen with a range of shaker style wall, base and drawer units with granite work surfaces over and having a sink/drain, integrated electric oven and grill, 4 point gas hob, extractor hood, granite surround upstand, integrated fridge freezer, dishwasher and microwave, double glazed window to the rear aspect, tiled flooring and ceiling spotlights

### Conservatory

12' 9" x 7' 1" ( 3.89m x 2.16m )

Being a UPVC double glazed constructed conservatory with double glazed windows, a double glazed floor to the side aspect into the rear garden, ceiling light point and tiled flooring

## Bathroom

Being newly fitted and having a WC, floating vanity unit, bath with shower over, fully tiled walls and towel radiator

## Bedroom 1

Irregular Shaped Room 13' 7" x 11' 1" ( 4.14m x 3.38m)

Stepping down into and having a double glazed window to the rear aspect, radiator, carpeted flooring, ceiling spotlights and fitted wardrobes

## En-Suite

Having fully tiled walls, a corner shower, towel radiator, ceiling light point, WC ,sink and vanity unit

## Bedroom 2

16' 1" x 7' 5" ( 4.90m x 2.26m )

Having two double glazed windows to the front aspect, two ceiling light points, laminate flooring, two radiators and a fitted wardrobe

## Bedroom 3

9' 8" x 7' ( 2.95m x 2.13m )

Having double glazed patio doors opening into the rear garden, ceiling light point, radiator and carpeted flooring

## Outside

### Front

Having a laid to front lawn, side access to the rear, tarmac driveway, access to the detached garage and slabbed pathway leading to the front door

### Rear

Being a mature garden with a variety of trees and bushes, laid to lawn, security light, slabbed patio, decked area and outdoor water tap

### Garage

Having an up and over door, power and lighting













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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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