



Connells

Wellington Mews, Anglesey Street
Hednesford, Cannock



Ground Floor

Kitchen

9' 5" x 8' 8" (2.87m x 2.64m)

Having a double glazed front entrance door and double glazed window to the front aspect. Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, space for appliances, tiled splash-backs, extractor fan, ceiling light point, laminate flooring and open archway to the hallway

Hallway

Having a double glazed window to the front aspect, storage heater, ceiling light point, carpeted flooring and open access to the living room

Living Room

13' 5" x 12' 9" (4.09m x 3.89m)

Having a double glazed window to the rear aspect, double glazed door to the rear garden, storage heater, electric fireplace, ceiling light point, carpeted flooring, storage cupboard and stairs to first floor



First Floor

Landing

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

Bedroom 1

12' 8" x 10' 9" (3.86m x 3.28m)

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

Bedroom 2

11' 4" x 6' 4" (3.45m x 1.93m)

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

Bathroom

Having a double glazed window to the front aspect, WC, wash hand basin, bath with shower over, tiled walls, ceiling light point and laminate flooring

Outside

Front

Having private parking

Rear

Having a communal garden









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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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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