



Connells

Mason Drive  
Hednesford, Cannock





## Ground Floor

### Hallway

Having a double glazed front entrance door, ceiling light point, karndean flooring, two storage cupboards, stairs to first floor and doors to guest WC, living room, kitchen and dining room

### Living Room

17' 7" x 10' 5" ( 5.36m x 3.17m )

Having a double glazed window to the front aspect, air conditioning, radiator, two ceiling light points, carpeted flooring and double glazed French doors to the rear garden

### W.C

Having a WC, wash hand basin, part tiled walls, radiator, ceiling light point and karndean flooring

### Kitchen

15' 1" x 15' 1" max into patio door ( 4.60m x 4.60m max into patio door )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, integrated oven stack, induction hob with extractor hood over, integrated wine fridge, dishwasher and washing machine, tiled splash-backs, ceiling light point, spotlights, plinth lights, karndean flooring, air conditioning, three double glazed windows to the side and rear aspects and double glazed French doors to the rear garden



### Dining Room

10' 3" x 11' 11" max into window ( 3.12m x 3.63m max into window )

Having double glazed windows to the front and side aspects, radiator, ceiling light point and karndean flooring

## First Floor

### Landing

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

### Bedroom 1

16' 2" x 9' 8" to wardrobes ( 4.93m x 2.95m to wardrobes )

Having double glazed windows to the rear and side aspects, built in wardrobes, air conditioning, radiator, ceiling light point, carpeted flooring and door to en-suite

### En-Suite

Having a WC, wash hand basin, shower cubicle, radiator, ceiling light point and laminate flooring

### Bedroom 2

13' 1" x 10' 9" ( 3.99m x 3.28m )

Having double glazed windows to the front and side aspects, built in wardrobes, radiator, ceiling light point and carpeted flooring

### Bedroom 3

10' 5" x 10' 9" ( 3.17m x 3.28m )

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

### Bedroom 4

7' x 8' 1" ( 2.13m x 2.46m )

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

### Bathroom

Having a WC, wash hand basin, bath with shower over, part tiled walls, radiator, ceiling light point and laminate flooring

### Outside

### Front

Having a tarmac driveway to the side suitable for multiple vehicles, paved pathway to the front entrance door, laid to lawn, mature borders with a range of shrubs and bushes and gated access to the rear

### Rear

Having a paved patio area, laid to lawn, a variety of shrubs and bushes and access to the garage via bi-fold doors

### Detached Garage

Having power, lighting and double glazed bi-folding doors



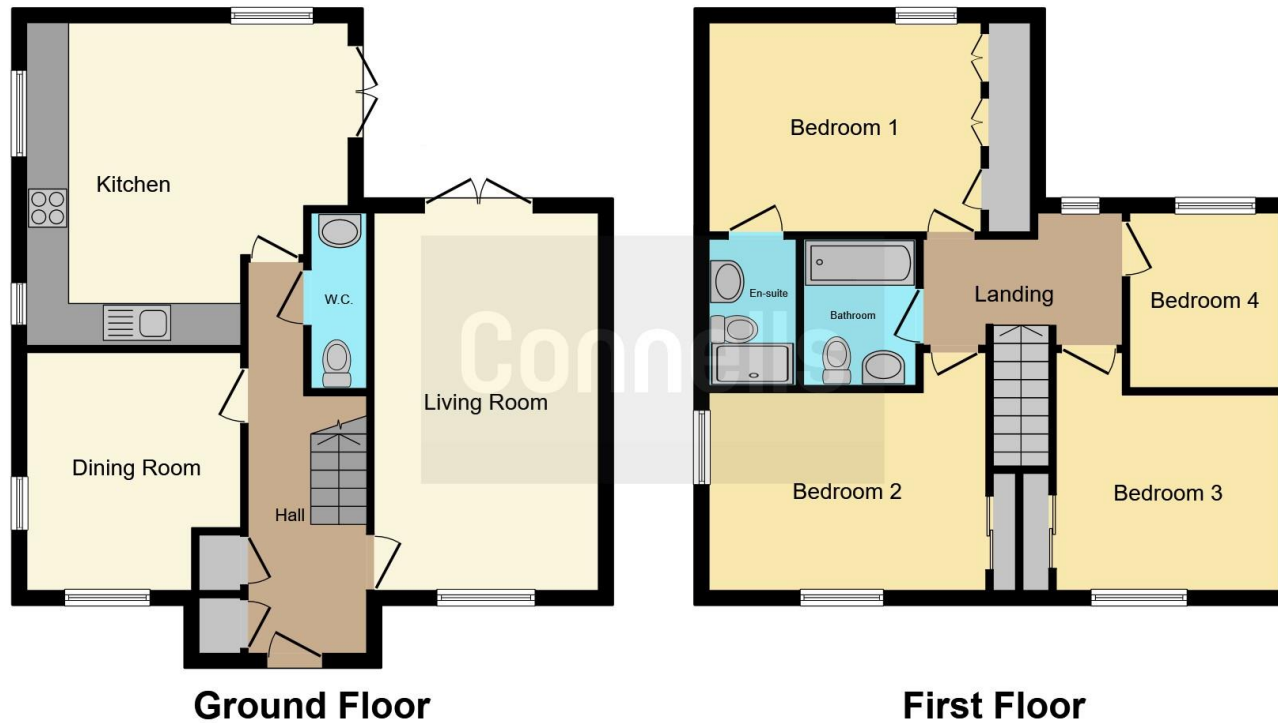












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**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

**EPC Rating: B**

Tenure: Freehold

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Property Ref: CNK106735 - 0001