



Connells

Sandy Lane  
Cannock



### Approach:

Via secure gated access to the grounds and intercom access to building with stairs leading to the First Floor

### First Floor Flat

### Hallway

Having a front entrance door, radiator, ceiling light point, two storage cupboards, carpeted flooring and doors to kitchen/living area, bedrooms and bathroom

### Kitchen/Dining/Living Area

23' 10" x 12' 9" ( 7.26m x 3.89m )

### Kitchen/Dining Area

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated electric oven with gas hobs and extractor hood over, integrated microwave, fridge and washing machine, tiled splash-backs, spotlights, laminate flooring and a double glazed window to the side aspect

### Living Area

Having double glazed French doors opening out to the front balcony, fixed floor to ceiling glass panels with top openers, radiator, spotlights, TV point and laminate flooring

## Bedroom 1

17' 4" max x 9' 8" ( 5.28m max x 2.95m )

Having a double glazed window to the front aspect, fitted wardrobes, radiator, TV point, spotlights, carpeted flooring and door to en-suite

## En-Suite

Having a WC, vanity wash hand basin, tiled splash-backs, shower cubicle, part tiled walls, ceiling light point and tiled flooring

## Bedroom 2

13' 4" x 8' 5" ( 4.06m x 2.57m )

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

## Bathroom

Having a vanity WC and wash hand basin, bath with shower over, tiled walls, ceiling light point, spotlights and tiled flooring

## Outside

### Front

Having one allocated parking space

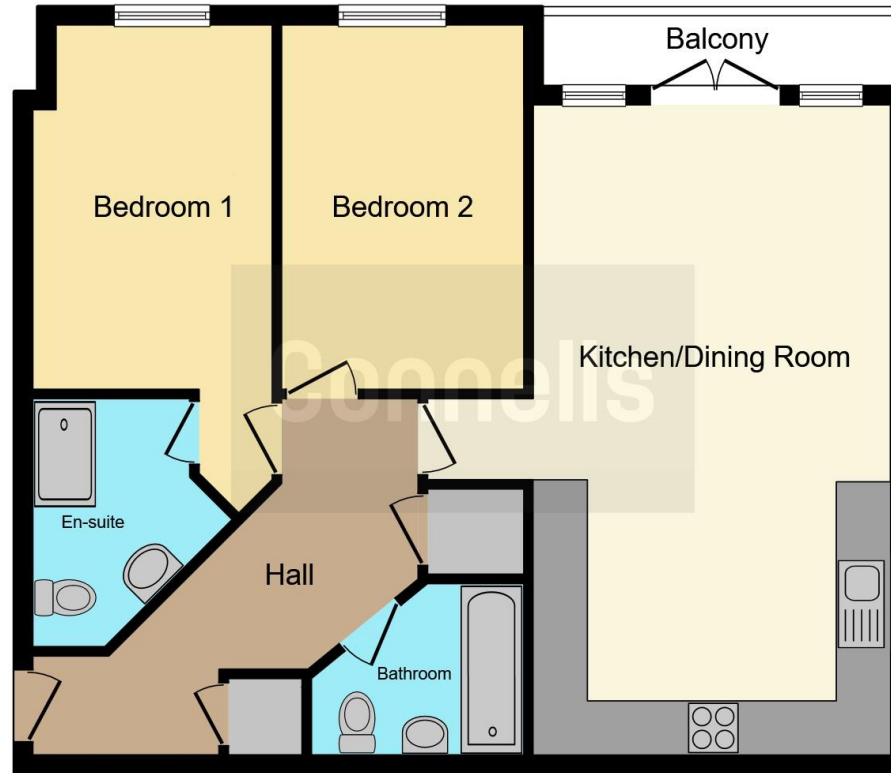
### Rear

Having a communal rear 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CNK107429](http://connells.co.uk/Property/CNK107429)**

This is a Leasehold property with details as follows; Term of Lease 107 years from 20 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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