



**Connells**

Silver Fir Close  
Hednesford, CANNOCK



### Ground Floor

#### Entrance Hallway

Having a double glazed window to the side aspect, stairs to the first floor, laminate flooring, radiator and door into the lounge

#### Lounge

14' 1" x 10' 2" ( 4.29m x 3.10m )

Having a double glazed window to the front aspect, feature wall panels, radiator, laminate flooring, ceiling light point and door into the kitchen/dine

#### Kitchen

13' 6" x 8' ( 4.11m x 2.44m )

Being a fitted kitchen/diner with a range of wall, base and drawer units with marble effect laminate work surfaces over and having a sink/drain, plumbing for the dishwasher and washing machine, space for appliances, integrated oven with 4 point induction hob, wine rack, spotlights, tiled flooring, and two double glazed window to the rear aspect

#### Dining Room

9' 11" x 7' 1" ( 3.02m x 2.16m )

Having double glazed patio doors to the rear aspect, tiled flooring, ceiling light point and paneled feature wall being open plan into the kitchen

#### Utility Room

7' 2" x 5' 5" ( 2.18m x 1.65m )

Having a double glazed window to the front aspect, vinyl flooring, ceiling light point and WC



## First Floor

### Landing

Having carpeted flooring and doors to all bedrooms and bathroom

### Bedroom 1

10' 2" x 11' 11" ( 3.10m x 3.63m )

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

### Bedroom 2

7' x 10' 3" ( 2.13m x 3.12m )

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

### Bedroom 3

7' 2" x 8' 10" ( 2.18m x 2.69m )

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

### Bedroom 4

7' 3" to wardrobe door x 5' 11" ( 2.21m to wardrobe door x 1.80m )

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

## Bathroom

Having a double glazed window to the rear aspect, bath with shower over, glass shower screen, part tiled walls, wash hand basin, WC and vinyl flooring

## Outside

### Front

Having a brick paved driveway with access for multiple vehicles and side access to the rear garden

### Rear

Having multiple entertaining areas including a block paved patio and decking area, laid to lawn and a paved pathway leading to the summer house

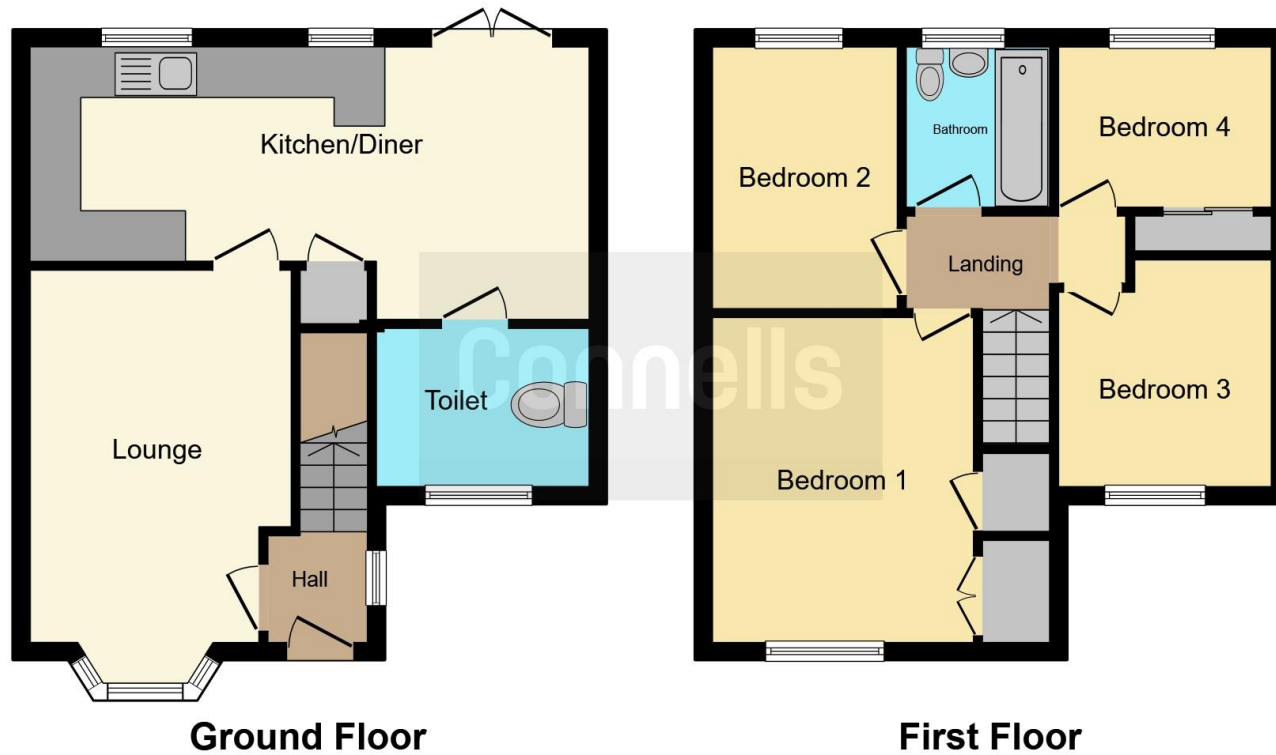
## Summer House

Having lighting, electrics and laminate flooring









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Tenure: Freehold



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