



Connells

Watersmead Close
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale DETACHED FAMILY HOME located in Wimblebury, Cannock.

To the Ground Floor the property briefly comprises of an entrance hallway offering access to the lounge and first floor. The generous "through" lounge features an attractive walk-in bay window and benefits greatly from having open access to the dining room creating a sociable setting whilst welcoming an influx of natural light from the conservatory. The kitchen comes fully fitted with modern high gloss units, desirable kitchen island and integrated appliances for a sleek and orderly finish. The conservatory is a fantastic addition for a growing family boasting ample living space opening out to the rear garden.

To the First Floor having THREE DOUBLE BEDROOMS, an en-suite shower room and a family bathroom.

Externally benefiting from having a tarmac driveway suitable for multiple vehicles, laid to lawn, access to the garage via electric roller door and side access to the low maintenance rear garden.

The property is well located to provide easy access to Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets with both local & national bus and train services available. The location also benefits from being just a few minutes away from well known Cannock Chase, loved for its outstanding natural beauty, scenic landscapes, wildlife and history. Commuter benefits include A460, A5 and M6 toll road.

Ground Floor

Hallway

Having a double glazed front entrance door, laminate flooring, radiator, ceiling light point, stairs to first floor and door to lounge

Living Room

11' 8" x 12' 6" (3.56m x 3.81m)

Having a double glazed bay window to the front aspect, radiator, electric fireplace, ceiling light point, laminate flooring and open access to the dining room

Dining Room

7' 5" x 11' 8" (2.26m x 3.56m)

Having a radiator, ceiling light point, laminate flooring and double glazed French doors to the conservatory

Kitchen

15' 9" x 11' 8" (4.80m x 3.56m)

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 cooker-hood over, integrated wine fridge, dishwasher and washing machine, tiled splash-backs, TV point, ceiling spotlights, radiator, tiled flooring, double glazed window to the rear aspect, double glazed window to conservatory, double glazed door to the side and a kitchen island with fitted drawer units

Conservatory

15' 2" x 13' 6" (4.62m x 4.11m)

Having double glazed windows and doors to the rear garden, radiator, ceiling light point, laminate flooring and French doors to the dining room

First Floor

Landing

Having carpeted flooring, two storage cupboards, radiator, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

11' 8" x 9' 6" (3.56m x 2.90m)

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

Bedroom 2

10' 7" x 11' 8" (3.23m x 3.56m)

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

En-Suite

Having a double glazed window to the rear aspect, WC, wash hand basin, shower cubicle, tiled splash-backs, ceiling light point and tiled flooring

Bedroom 3

12' 7" x 13' 1" (3.84m x 3.99m)

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

Shower Room

Having a double glazed window to the rear aspect, vanity WC and wash hand basin, shower cubicle, part tiled walls, towel radiator, ceiling light point and vinyl flooring

Outside

Front

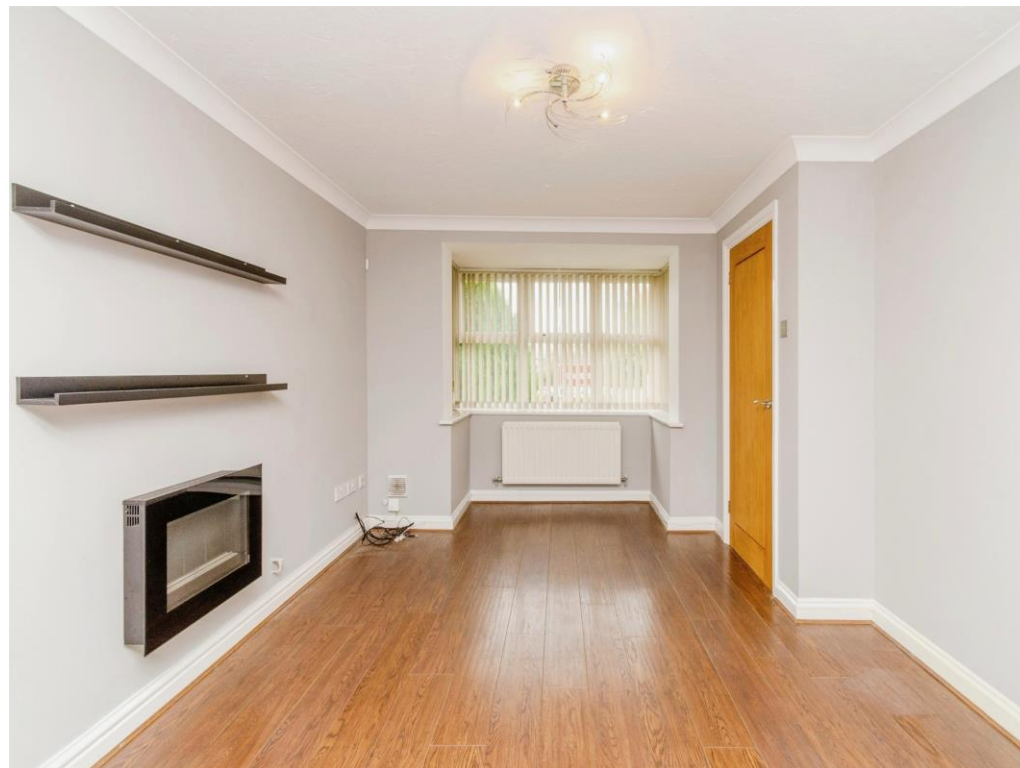
Having a tarmac driveway suitable for multiple vehicles, laid to lawn, mature shrubs and hedges, access to the garage via electric roller door and gated side access to the rear

Rear

Being a low maintenance rear garden having paved patio areas, garden shed and a range of mature shrubs

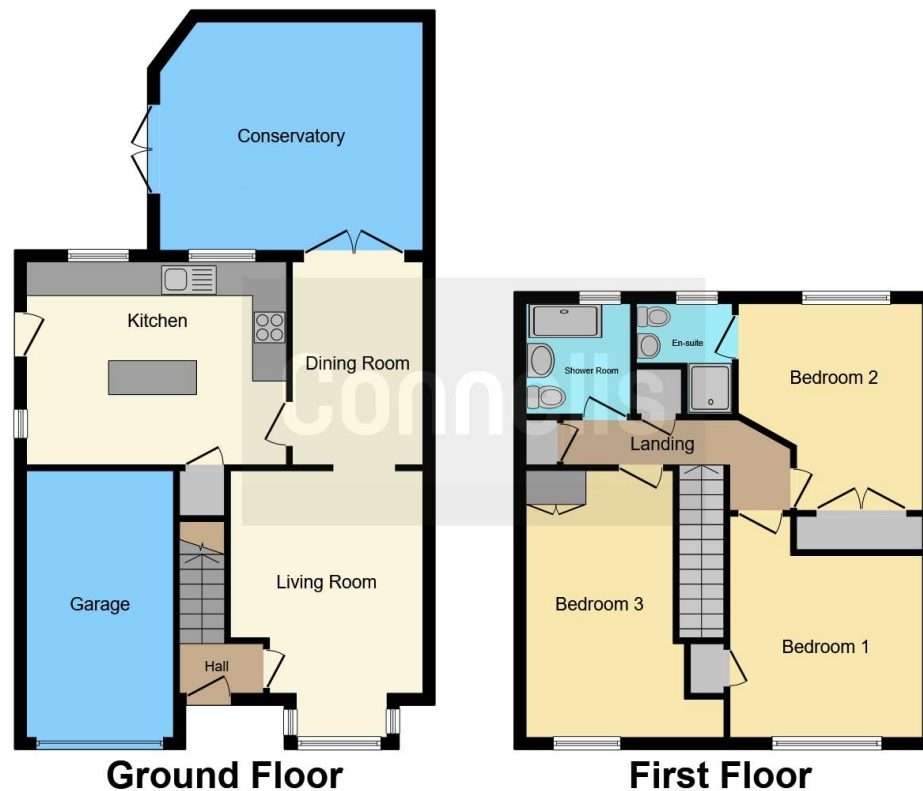
Garage

Having power, lighting and electric roller door









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: C

Tenure: Freehold

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Property Ref: CNK107196 - 0002