



Connells

John Street  
Cannock





### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this deceptively spacious one bedroom Detached Bungalow located in Cannock

Being welcomed in through to the entrance hallway offering access to the lounge, bedroom and bathroom. The lounge benefits from overlooking the rear garden allowing an influx of natural light in to the room, whilst also leading through to the kitchen. The conservatory offers additional living space and access to the rear garden. Furthermore comprising of one double bedroom complete with fitted wardrobe space and a shower room adjacent.

Externally benefiting from having a large gated driveway suitable for multiple vehicles, front garden, and garden access to the rear garden featuring paved patio areas, lawn and shrubs.

The property is well located to within walking distance of Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and both Primary & Secondary Schools. Commuter benefits Cannock Train Station and Bus Station with both local and national services available. Offering easy access to the A5, M6 and M6 toll road linking the midlands motorway network.

## Entrance Hallway

Having a double glazed front entrance door, radiator, ceiling light point, carpeted flooring, storage, doors to bathroom, lounge and bedroom.

## Kitchen

11' 10" x 8' 3" ( 3.61m x 2.51m )

Having a fitted kitchen with a range of wall base and drawer units, laminate work surfaces, sink drainer, plumbing for washing machine, space for appliances, extractor hood, radiator, ceiling light point, tiled splashbacks, tiled flooring, double glazed window to side aspect and doors to lounge and conservatory

## Lounge

11' 10" x 13' 11" ( 3.61m x 4.24m )

Having a double glazed window to rear aspect, electric fireplace, radiator, ceiling light point, carpeted flooring

## Conservatory

Having double glazed windows and doors to rear, ceiling light point, tiled flooring

## Bedroom

11' 11" x 12' 7" ( 3.63m x 3.84m )

Having a double glazed window to front aspect, fitted wardrobes and drawer space, radiator, ceiling light point, carpeted flooring

## Bathroom

Having a double glazed window, to the side aspect, WC, vanity wash hand basin, bath with shower over, ceiling light point, tiled walls, carpeted flooring

## Outside

### Front

Having gated access to driveway suitable for multiple vehicles, low level wall, laid to lawn, gated side access to rear

### Rear

Having a paved patio area, laid to lawn, garden shed and a variety of mature shrub

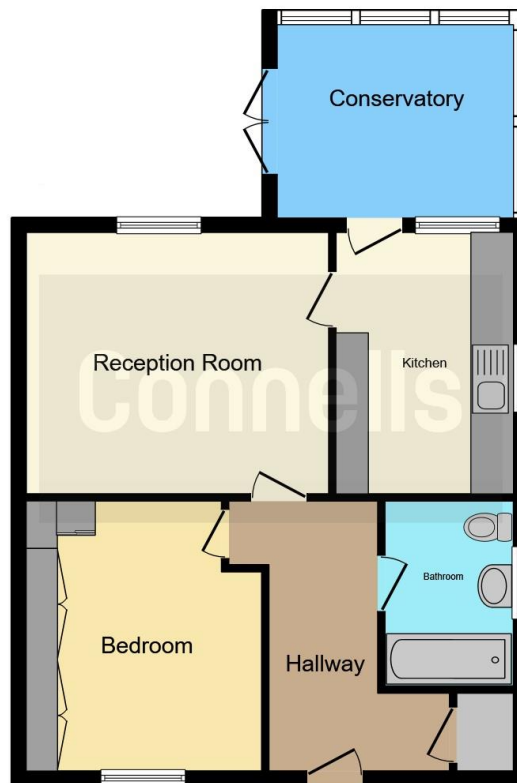












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK107277](http://connells.co.uk/Property/CNK107277)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CNK107277 - 0002