



Connells

Gainsbrook Crescent
Norton Canes, Cannock

Gainsbrook Crescent, Norton Canes, Cannock WS11 9TN

for sale offers in excess of
£230,000



Front

Having a concrete print driveway with a dropped kerb for off road parking for multiple vehicles. Access to the garage and double glazed front door.

Ground Floor

Entrance Porch

Having a double glazed uPVC door with wall light point, double glazed window to the side and door to hallway.

Hallway

With entrance from the porch, having laminate flooring, a radiator, a ceiling light point, stairs leading to the first floor and door to the lounge.

Lounge Diner

24' 8" narrowing to x 12' (7.52m narrowing to x 3.66m)

Having a double glazed bay window to the front aspect, carpeted flooring, radiator, ceiling light point, wall lighting points, electric fireplace, dining area and doors leading to the kitchen and conservatory.

Conservatory

8' 11" narrowing to x 8' 3" (2.72m narrowing to x 2.51m)

Having double glazed windows to the rear and side, laminate flooring, a ceiling light point, a radiator and door leading out to the garden.

Kitchen

11' 11" narrowing to x 8' (3.63m narrowing to x 2.44m)

Being a modern fitted kitchen with a range of high gloss wall, base and drawer units with gloss laminate work surfaces over. Having a double glazed window looking out to the garden, a one and half bowl sink with drainer, tiled splashbacks and laminate flooring, and a range of appliances including a dishwasher, fridge/freezer, microwave and gas oven with gas hob and stainless steel cooker hood over.

Landing

With stairs leading from the hallway having carpeted flooring, a ceiling light point, storage cupboard, loft access and a double glazed window to the side aspect.

First Floor

Bedroom One

14' 5" narrowing to x 12' 4" (4.39m narrowing to x 3.76m)

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

Bedroom Two

10' 2" narrowing to x 8' 5" (3.10m narrowing to x 2.57m)

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

Bedroom Three

8' 8" narrowing to x 6' 3" (2.64m narrowing to x 1.91m)

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

Bathroom

Having a WC, wash hand basin, vanity, bath with shower over, radiator, fully tiled walls and lino flooring, a ceiling light point and a double glazed window to the rear aspect.

Outside

Rear

Being a landscaped garden having a patio area on the first tier leading directly from the conservatory for seating. The second tier benefits from a lawned area with access to the shed.

Garage

Having up and over doors, two central light points and power.







To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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