



**Connells**

Colliers Way  
Huntington, Cannock





## Property Description

Connells estate agents are pleased to market For Sale this DETACHED FOUR BEDROOM HOME located in Huntington, Cannock

A fantastic opportunity for a growing family, offering plenty of space, and the chance to add your own touch throughout!

To the Ground Floor the property briefly comprises of an entrance hallway offering access to the First Floor, Guest WC, kitchen and the reception rooms. The kitchen comes fully fitted, offering ample space and room for appliances and space for a small dining area if required. The open plan living room and dining room offer multiple living areas, including the conservatory which leads to the garden.

To the First Floor boasting FOUR BEDROOMS with a master en-suite and a family bathroom.

Externally benefiting from having a tarmac driveway suitable for multiple vehicles and access to the garage. To the rear having a paved patio area and laid to lawn.

This property is perfectly situated within close distance of the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history whilst also benefiting from being well placed to provide easy access to Cannock Town Centre offering a vast range of amenities, local businesses, traditional markets and commuter benefits including Cannock Train Station and both local & national bus services available. Littleton

Green Primary School is situated within the same road and Cardinal Griffin Catholic High School is just 1 mile distance.

## Ground Floor

### Entrance Hall

Having a double glazed front entrance door, radiator, ceiling light point, stairs leading to the first floor, doors to Guest WC and kitchen.

### Guest WC

Having a double glazed window to the side aspect, WC, hand wash basin, radiator, ceiling light point.

### Kitchen

11' 8" x 17' 5" ( 3.56m x 5.31m )

Being a fitted kitchen with a range of wall, base and draw units with laminate work surfaces over, integrated oven, gas hob, sink drainer, extractor hood, space for white appliances, double glazed windows to the side and rear aspects, ceiling spotlights, tiled flooring, tiled splashbacks, two radiators and space for dining area.

### Dining Room

10' 8" x 8' 5" ( 3.25m x 2.57m )

Having laminate flooring, ceiling light point, radiator, double doors leading to the conservatory, large open archway leading to the living room.

## Living Room

10' 5" x 14' 7" ( 3.17m x 4.45m )

Having laminate flooring, ceiling light point, radiator, double glazed bay window to the front aspect, gas fire and surround.

## Conservatory

14' 5" x 13' 1" ( 4.39m x 3.99m )

Having tiled flooring, ceiling light point, half wall and windows surrounding, double glazed patio doors leading to the rear garden.

## First Floor

## Landing

Having carpeted flooring, radiator, ceiling light point, door access to all bedrooms, family bathroom and access to the large loft space which is boarded with a pull down ladder

## Bedroom 1

10' 8" x 12' 4" ( 3.25m x 3.76m )

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator, fitted wardrobes, door to En-Suite.

## En-Suite

Having laminate flooring, ceiling light point, radiator, hand wash basin with vanity unit underneath, shower unit, WC.

## Bedroom 2

8' 6" x 11' 8" ( 2.59m x 3.56m )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect.

## Bedroom 3

8' 5" x 11' 1" ( 2.57m x 3.38m )

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

## Bedroom 4

7' 2" x 11' 1" ( 2.18m x 3.38m )

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

## Bathroom

Having a frosted double glazed window to the rear aspect, hand wash basin, WC, bathtub, part tiled walls, chrome radiator.

## Outside

## Garage

## Front

Having a tarmac driveway suitable for multiple vehicles, access to the garage, small grassed area with shrubbery.

## Rear

Having a large laid to lawn area and patio area with various shrubs surrounding.













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 Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK107315](http://connells.co.uk/Property/CNK107315)**



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: CNK107315 - 0003