



Connells

Langtree Close
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this TWO BEDROOM DETACHED FAMILY HOME located in Cannock.

To the Ground Floor the property briefly comprises of an entrance porch and hallway leading to the spacious living room with an abundance of natural light. From here leading through to the impression kitchen and dining area, offering modern open plan living, with the kitchen coming fully fitted with integral appliances and french doors from the dining room leading to the rear garden. a much desired utility room is accessible via the kitchen, offering additional space and storage, and access to the attached garage. The conservatory offers additional downstairs living space.

To the First Floor comprising of TWO double bedrooms and a family bathroom.

Externally benefiting from a large brick paved driveway, a rear enclosed garden and an attached garage.

Perfectly located close to Mcarthurglen designer outlet offering a range of prestigious & luxury brands, plus a variety of popular bars & restaurants. Within close proximity also sits Cannock Town Centre offering a mix of independent bars & cafes, traditional market stalls & both local & national bus & train services. The property also benefits from being close to the well known & tranquil Cannock Chase and having excellent commuter benefits including A460, A5 & M6.

Ground Floor

Entrance Porch

Having a UPVC entrance door leading in to the property, laminate flooring, ceiling light point.

Entrance Hall

Having carpeted flooring, stairs leading to first floor, door in to the living room.

Living Room

11' 7" x 14' 5" (3.53m x 4.39m)

Having carpeted flooring, double glazed window to the front aspect, ceiling light point, gas fire place, door leading to kitchen / diner

Kitchen / Dining Room

22' 1" x 11' 1" (6.73m x 3.38m)

Being a fully fitted kitchen with a range of modern wall and base units with laminate worktops over, integrated appliances, sink with drainer, extractor hood, four ring gas hob, ceiling light point, tiled flooring, tiled splashbacks, double glazed window looking in to the conservatory, open plan archway leading to the dining room.

Utility

7' 2" x 8' 2" (2.18m x 2.49m)

Having laminate flooring, ceiling light point, wall cupboards, space for white appliances and plumbing.

Conservatory

14' 7" x 11' 5" (4.45m x 3.48m)

Having laminate flooring, double glazed windows and doors leading to the rear garden.

First Floor

Landing

Having carpeted flooring and access to bedrooms and bathroom.

Bedroom 1

14' 7" x 10' 1" (4.45m x 3.07m)

Having carpeted flooring, fitted wardrobes, ceiling light point, radiator, double glazed windows to the front aspect.

Bedroom 2

14' 7" x 6' 7" (4.45m x 2.01m)

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

Bathroom

Having laminate flooring, WC, hand wash basin with storage underneath, bathtub, double glazed window to the side aspect.

Outside

Front

Having a generous brick paved driveway suitable for multiple vehicles.

Rear

Having a laid to lawn area, patio area, various shrubbery and fences enclosing.

Garage

7' 2" x 9' 8" (2.18m x 2.95m)

Having door access from the driveway and from the utility.









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 Council Tax
 Band: C

Tenure: Freehold

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