



**Connells**

William Morris Grove  
Cannock





### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this WELL PRESENTED THREE BEDROOM SEMI DETACHED property located in Cannock. An EXCELLENT FIRST TIME BUY OPPORTUNITY with recently renovated kitchen and bathroom areas.

To the Ground Floor briefly comprising of an entrance hallway leading through to the living room and kitchen. The living room is extremely spacious, with room for dining furniture and natural light flooding in from both the front and rear aspects! The kitchen has been recently renovated with modern units, plumbing for utility purposes, space for appliances and a bench seating area.

To the First Floor having THREE bedrooms and a newly fitted family bathroom.

Externally benefiting from having a gravel driveway suitable for multiple vehicles which has been recently renovated along with a newly renovated roof, an enclosed rear garden perfect for entertaining, and a separate garage to the rear.

The property is well located providing easy access to Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and both Primary & Secondary Schools. Commuter benefits include 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.



## Ground Floor

### Entrance Hall

Having a UPVC entrance door, tiled flooring, ceiling light point, stairs leading to First Floor, storage cupboard, door access to lounge.

### Lounge

9' 8" x 19' 7" ( 2.95m x 5.97m )

Having laminate flooring, two ceiling light points, radiator, double glazed windows to the front and rear aspects, space for dining area.

### Kitchen

11' 2" x 16' 7" ( 3.40m x 5.05m )

Being a fully fitted kitchen recently modernised, with a range of wall and base units with laminate worktops over, integrated oven with four ring gas hob and extractor above, sink with drainer, space for fridge/freezer, storage cupboard, ceiling light point, decorative bench seating area, tiled flooring, tiled splashbacks, double glazed windows to the side and rear aspects, door leading to rear garden.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, access to all bedrooms and bathroom.

### Bedroom 1

11' 7" x 10' 2" ( 3.53m x 3.10m )

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

### Bedroom 2

13' 7" x 9' 2" ( 4.14m x 2.79m )

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

### Bedroom 3

9' 5" x 10' 5" ( 2.87m x 3.17m )

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

### Bathroom

Having a WC, hand wash basin with storage underneath, bathtub with shower over, glass shower screen, tiled splashbacks, tiled flooring, modern paneling.

## Outside

### Front

Being a gravel driveway suitable for multiple vehicles with small lawn area and canopy covering front entrance door.

### Rear

Having a generous laid to lawn area and patio area with fences surrounding, garage to the rear.

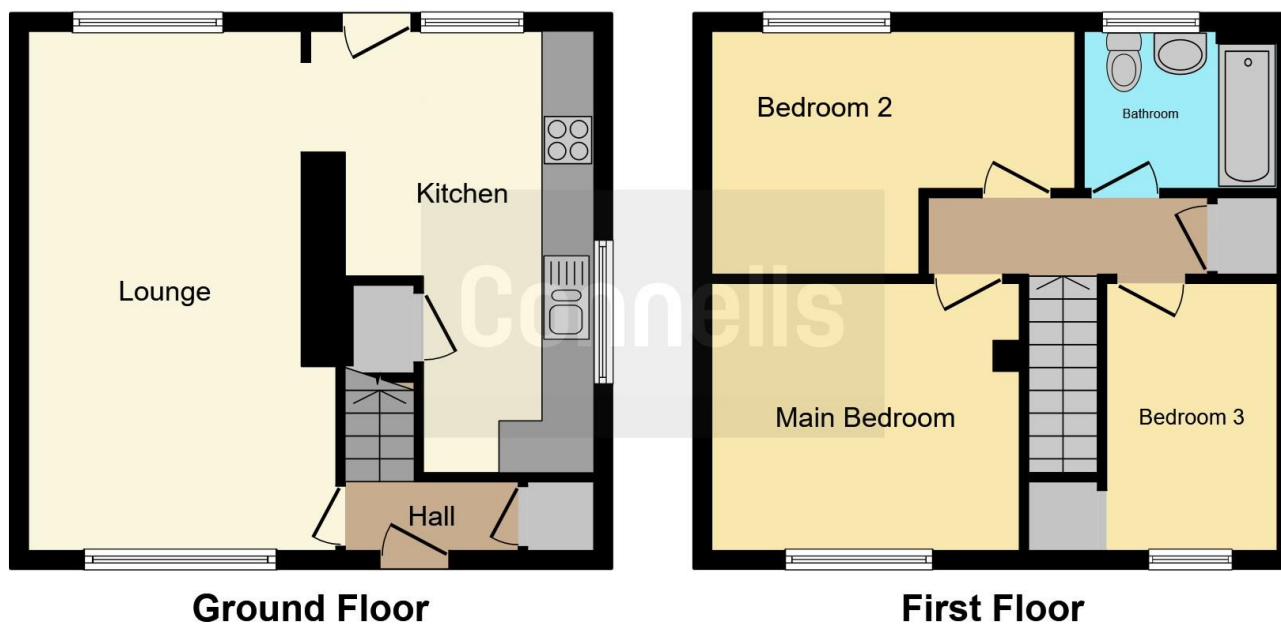












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK107797](http://connells.co.uk/Property/CNK107797)**



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