





Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic DETACHED THREE BEDROOM property located in Cannock, perfect for FIRST TIME BUYERS OR GROWING FAMILIES with a lot of potential.

To the Ground Floor the property briefly comprises of an entrance hallway offering access to the Guest WC, garage, and kitchen. The kitchen comes fully fitted with modern high gloss units and integrated appliances for a sleek and orderly finish, opening up in to the generous living area with an influx of natural light coming from the window and french doors.

To the First Floor having THREE DOUBLE BEDROOMS with en-suite to the master and a family bathroom.

Externally benefiting from having a driveway suitable for multiple vehicles, access to the garage and a generous rear garden with patio, decking and lawn areas, perfect for entertaining.

The property is well located to provide easy access to Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets with both local & national bus and train services available. The location also benefits from being just a few minutes away from well known Cannock Chase, loved for its outstanding natural beauty, scenic landscapes, wildlife and history. Commuter benefits include A460, A5 and M6 toll road.

Ground Floor

Entrance Hallway

Having a UPVC entrance door into the hall, ceiling light point, carpeted flooring, storage cupboard under stairs, radiator, door access to garage, guest WC and kitchen.

Guest WC

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

Kitchen / Living Room

17' 5" x 18' 3" max (5.31m x 5.56m max)

Being an open plan living area with a fully fitted kitchen comprising of a range of modern wall and base units in gloss grey, with laminate worktops over, integrated oven and electric hob, extractor fan above, sink with drainer, space for fridge / freezer, spotlights and two ceiling light points, laminate flooring in the kitchen area, carpeted flooring in the living area, two radiators, double glazed window and french doors to the rear aspect.

Garage

10' 4" x 17' 4" (3.15m x 5.28m)

Having door access from the hallway and up and over door from the front aspect, lighting and electric points.

First Floor

Landing

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

Bedroom 1

9' 2" x 15' 2" max (2.79m x 4.62m max)

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

En-Suite

Having a WC, hand wash basin with tiled splashbacks, corner shower cubicle with glass doors, laminate flooring, ceiling light point.

Bedroom 2

7' 8" x 13' 1" (2.34m x 3.99m)

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

Bedroom 3

9' 2" x 9' 8" max (2.79m x 2.95m max)

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

Bathroom

Having a WC, hand wash basin, bathtub, tiled splashbacks, laminate flooring, radiator, ceiling light point, double glazed window to the front aspect.

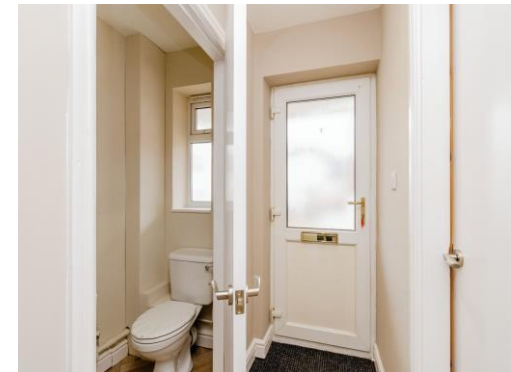
Outside

Front

Having a gravel driveway suitable for multiple vehicles, path leading to front entrance door, access to garage.

Rear

Having decking and patio areas directly outside the french doors, laid to lawn area, garden shed 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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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