



Connells

Nuthurst Drive
Cannock

Nuthurst Drive
Cannock, WS11 8SZ

For sale offers in the region of
£240,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale a THREE BEDROOM SEMI DETACHED located in the sought after location of Churchbridge, Great Wyrley. A PERFECT FAMILY HOME OR FIRST TIME BUYER opportunity with no onward chain!

To the Ground Floor the property briefly comprises of an entrance hall leading through to the living room and kitchen / dining room. The open plan kitchen / diner has an influx of natural lighting coming from the window and sliding doors, leading to the rear garden.

To the First Floor having THREE GENEROUS BEDROOMS and a shower room.

Externally benefiting from having a large front garden and driveway suitable for multiple vehicles, access to the garage and a large enclosed rear garden with both patio and lawn areas.

Perfectly situated in a sought after village location offering a mix of history, normal excellence and community spirit. Benefiting from being within walking distance of many local businesses, amenities and both Primary & Secondary Schools. Commuter benefits include Landywood Train Station easy access to the A34, A5, M6 and M6 toll.

Ground Floor

Entrance Hall

Having carpeted flooring, ceiling light point, stairs to First Floor, door access to living room and kitchen.

Living Room

10' 6" x 16' (3.20m x 4.88m)

Having carpeted flooring, ceiling light point, radiator, fire place with surround, two double glazed windows to the front aspect.

Kitchen / Dining Room

10' x 16' max (3.05m x 4.88m max)

Being a fully fitted kitchen with a range of wall and base units with laminate worktops over, space and plumbing for white appliances, sink with drainer, tiled splashbacks, tiled flooring in the kitchen area, carpeted flooring in the dining area, ceiling light points, space for dining furniture, double glazed window and sliding doors to the rear aspect.

First Floor

Landing

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

Bedroom 1

14' 3" x 8' 6" max (4.34m x 2.59m max)

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

Bedroom 2

10' 6" x 9' 3" max (3.20m x 2.82m max)

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

Bedroom 3

8' 9" x 7' 3" (2.67m x 2.21m)

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

Shower Room

Having a WC, hand wash basin, corner shower cubicle with glass screen doors, radiator, tiled flooring, tiled walls, double glazed window to the rear aspect.

Outside

Front

Having a generous laid to lawn area directly in front of the property, driveway suitable for multiple vehicles, side access in to the property and garage access.

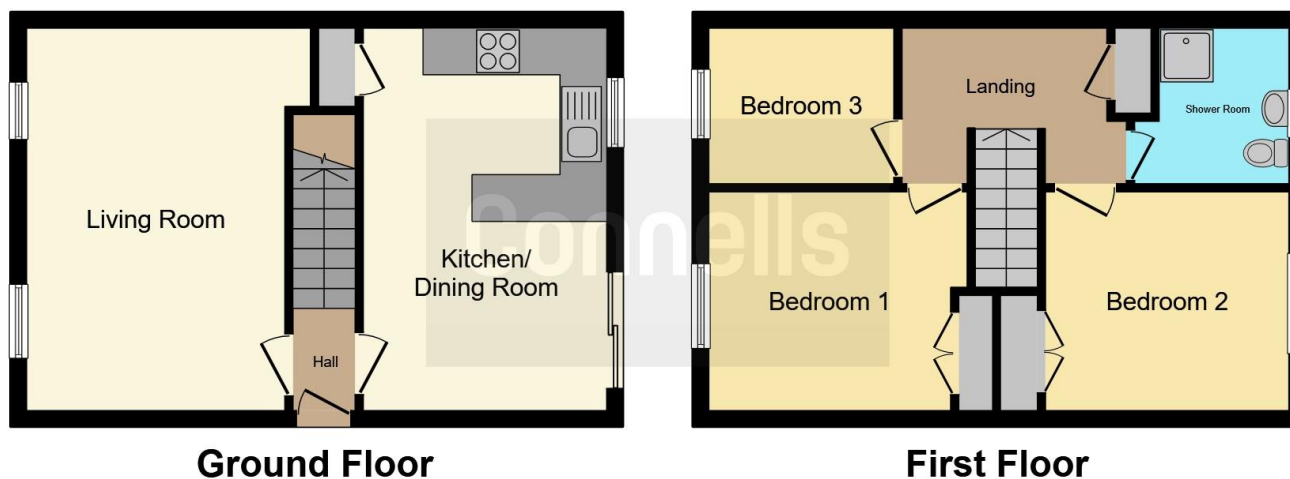
Rear

Having a patio area and generous laid to lawn area, side door access to garage.









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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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.

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