



Connells

Marigold Close
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic DETACHED FAMILY HOME located in Cannock. A perfect opportunity for growing families with so much to offer.

To the Ground Floor the property briefly comprises an entrance hallway with access to the kitchen, utility room and living / dining room. The kitchen comes fully fitted with modern units and plenty of space for appliances, with the option for dining furniture if required. Also having a sought after utility room separate with access to the converted garage space. The living / dining area having stairs leading to the First Floor as well as being spacious and bright, with access through to the conservatory.

To the First Floor having THREE bedrooms with an En-Suite to the master and a family bathroom.

Externally benefiting from having a generous tarmaced driveway suitable for multiple vehicles, access to the garage and side access to the rear. To the rear being an enclosed garden with lawn and patio areas, perfect for entertaining.

The property is well located close to McArthur Glen Designer Outlet offering a wide range of prestige shops, cafes and restaurants, whilst also providing easy access to Cannock Town Centre offering a variety of amenities, small local businesses and traditional markets. Commuter benefits include Cannock Train & Bus Station, offering both local and national services. Commuter benefits further include the A460, A5 and the M6 toll road linking the Midlands motorways.

Ground Floor

Entrance Hallway

Having a UPVC front entrance door leading in to the hallway, tiled flooring, ceiling spotlights, open doorway into kitchen, door access to utility room and living / dining room.

Kitchen

12' 10" x 7' 11" (3.91m x 2.41m)

Being a fully fitted modern kitchen with a range of wall, base and drawer units with marble effect laminate worktops over, double stainless steel sink, integrated oven, electric hob with extractor fan above, stainless steel splashback, ceiling light point, tiled flooring,

Utility Room

8' 2" x 6' 8" max (2.49m x 2.03m max)

Having wall and base units with laminate worktops over, space for appliances, storage, radiator, laminate flooring, ceiling light point.

Living / Dining Room

20' 4" x 15' 4" max (6.20m x 4.67m max)

Having carpeted flooring, ceiling spotlights, ceiling light point, two radiators, stairs leading to the first floor, double glazed bay window to the rear aspect, door access to conservatory, space for both dining and living furniture, modern feature electric fire.

Conservatory

8' 9" x 8' 1" (2.67m x 2.46m)

Having double glazed windows surrounding and door leading out to the rear garden.

First Floor

Landing

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

Bedroom 1

11' 8" x 10' 10" max (3.56m x 3.30m max)

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

En-Suite

Having a WC, floating hand wash basin, shower cubicle with glass screens surrounding, chrome towel radiator, double glazed window to the side aspect, ceiling light point, fully tiled walls and flooring.

Bedroom 2

11' 7" x 9' 5" max (3.53m x 2.87m max)

Having carpeted flooring, ceiling light point, radiator, fitted wardrobes with sliding mirrored doors, double glazed window to the rear aspect.

Bedroom 3

8' 9" x 8' 4" max (2.67m x 2.54m max)

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

Family Bathroom

Having a bathtub, WC, hand wash basin, laminate flooring, tiled splashbacks with large mirror feature, storage cupboard, double glazed window to the rear aspect.

Outside

Garage

8' x 9' 8" (2.44m x 2.95m)

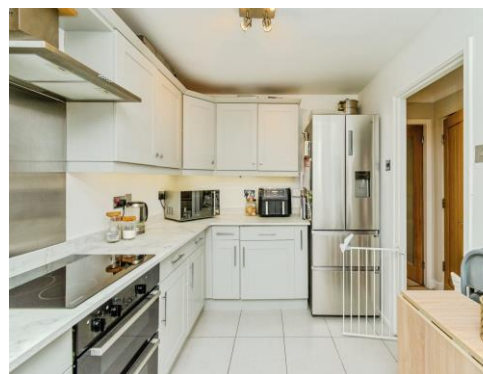
Being a converted garage space with door access via the utility room and an up and over door from the front of the property.

Front

Being a tarmaced driveway suitable for multiple vehicles with side access to the property.

Rear

Being an enclosed rear garden with a laid to lawn area and patio areas ideal for entertaining.









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: D

Tenure: Freehold

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