



**Connells**

Albany Drive  
Cannock





## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this detached FAMILY HOME located in Cannock. With so much to offer and spacious modern living throughout, could this be what you have been looking for?

To the Ground Floor comprising of a generous entrance hallway with doors leading to all living area with stairs leading to the First Floor. Having two reception rooms to the front aspect of the property with the modern kitchen / diner to the rear, completed with integrated appliances and high gloss units for a sleek and orderly finish. The utility room and Guest WC complete the Ground Floor.

To the First Floor having THREE bedrooms and the family shower room - with the master bedroom boasting an En-Suite and generous walk in wardrobe.

Externally benefiting from having a detached double garage, a front garden and rear garden ideal for entertaining - with a sought after outbuilding currently housing a hot tub and pool table.

This property is perfectly situated on a corner plot within a desirable location with the nearby nature reserve being within walking distance. Also benefiting from being well placed to provide easy access to Cannock Town Centre offering a vast range of amenities, local businesses, traditional markets and commuter benefits including Cannock Train Station and both local & national bus services available.

## Ground Floor

### Entrance Hallway

6' 5" x 18' 1" ( 1.96m x 5.51m )

Having a composite front entrance door, radiator, ceiling spotlights, laminate flooring, stairs to first floor, doors to reception rooms and kitchen.

### Living Room

10' 1" x 16' 2" ( 3.07m x 4.93m )

Having carpeted flooring, ceiling light with fan, radiator, feature wall electric fireplace, double glazed window to the front aspect, open doorway into kitchen / diner.

### Reception Room

8' 5" x 18' 1" ( 2.57m x 5.51m )

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

### Kitchen / Diner

20' 1" x 10' 4" ( 6.12m x 3.15m )

Being a fully fitted modern kitchen with a range of wall base and drawer units in gloss grey with laminate worktops over, stainless steel sink with drainer, five ring gas hob with extractor above, integrated oven, space for American style fridge / freezer, breakfast bar area, space for dining furniture, designer style radiator, ceiling spotlights, laminate flooring, double glazed window and sliding doors to the rear aspect, door to utility room and WC.

### Utility Room

5' 2" x 7' 6" ( 1.57m x 2.29m )

Having tiled splashbacks, wall and base units with laminate worktops over, space and

plumbing for appliances, laminate flooring, ceiling spotlights, double glazed door to the rear aspect, door to Guest WC.

## Guest WC

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

## First Floor

### Landing

Having carpeted flooring, ceiling light point, storage cupboard, doors to bedrooms and shower room.

### Bedroom 1

10' 4" x 14' 3" max ( 3.15m x 4.34m max )

Having carpeted flooring, ceiling spotlights, ceiling fan with light, double doors to walk in wardrobe, door to en-suite, radiator, door to storage cupboard, double glazed window to the front aspect.

### Wardrobe / Bedroom 4

7' 2" x 12' 5" ( 2.18m x 3.78m )

Having tiled flooring, ceiling spotlights, double glazed window to the rear aspect.

### En-Suite

Having a WC, floating hand wash basin, tiled splashbacks, tiled flooring, shower cubicle, double glazed window to the front aspect.

### Bedroom 2

11' 4" x 7' 9" ( 3.45m x 2.36m )

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

### Bedroom 3

8' 8" x 13' 4" ( 2.64m x 4.06m )

Having carpeted flooring, ceiling light with fan, double doors to storage cupboard, double glazed window to the front aspect.

### Shower Room

Having a WC, hand wash basin with storage beneath, walk in shower cubicle with glass shower screen, tiled splashbacks, tiled flooring, radiator, ceiling light point, double glazed window to the rear aspect.

### Outside

### Front

Having a driveway suitable for multiple vehicles and a front garden with laid to lawn and pathway to front entrance door.

### Rear

Having a paved patio area, decking area, lawn area, access to outbuilding.

### Double Garage

16' 4" x 16' 4" ( 4.98m x 4.98m )

Being a detached double garage to the side of the property with electric roller shutter doors, ample amount of storage space, electric points.

### Outbuilding / Bar

21' 6" x 11' 6" ( 6.55m x 3.51m )

Having laminate flooring, double glazed windows and french doors to the front aspect, ceiling spotlights.

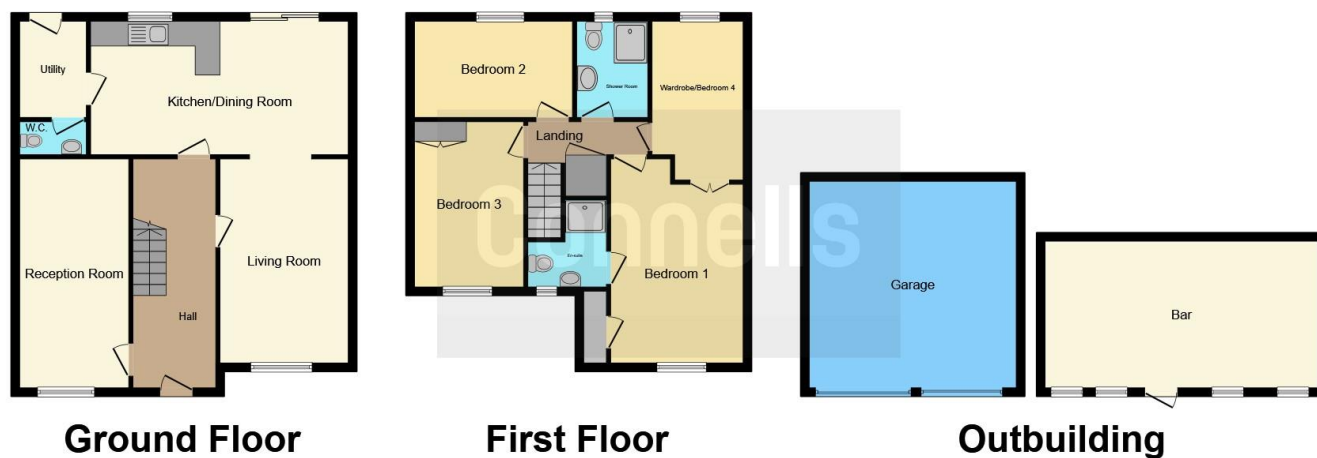












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: D**

Tenure: Freehold

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