



Connells

Meadowhill Drive
Cannock

Meadowhill Drive
Cannock, WS11 6NA

for sale offers over
£220,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this SEMI DETACHED THREE BEDROOM property located in Cannock. WITH NO UPWARD CHAIN - Could this be the perfect property for you?!

To the Ground Floor the property briefly comprises of an entrance hallway leading through to the living room and the kitchen / dining room. Both rooms being generous in size and having plenty of natural lighting from all aspects with sliding doors leading out to the rear garden.

To the First Floor having three bedrooms and a shower room.

Externally benefiting from having a driveway suitable for multiple vehicles, a car port and garage. The rear garden is enclosed with patio and lawn areas.

The property is well located on a desirable estate within walking distance of McArthur Glen Designer Outlet whilst also providing easy access to Cannock Town Centre offering a wide range of amenities with both local & national bus & train services available. Commuter benefits include A460, A5 and the M6 toll road linking the Midlands motorways.

Ground Floor

Entrance Hall

Having carpeted flooring, ceiling light point, doors to living room and kitchen, stairs leading to first floor.

Living Room

16' x 10' 9" (4.88m x 3.28m)

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

Kitchen / Diner

16' x 15' 1" max (4.88m x 4.60m max)

Being a fully fitted kitchen with a range of wall base and drawer units with laminate worktops across, sink with drainer, extractor hood, space and plumbing for appliances, tiled splashbacks, laminate flooring and carpeted flooring, space for dining furniture, three ceiling light points, wall light, door to storage cupboard, double glazed window and sliding doors leading to the rear garden.

First Floor

Landing

Having carpeted flooring, ceiling light point, radiator, loft hatch access, doors to bedrooms and shower room.

Bedroom 1

8' 8" x 11' 1" (2.64m x 3.38m)

Having a ceiling light point, radiator, fitted wardrobes to the side and above, double glazed window to the front aspect.

Bedroom 2

8' 8" x 9' 1" (2.64m x 2.77m)

Having laminate flooring, ceiling light point, radiator, doors to storage cupboards, double glazed window to the rear aspect.

Bedroom 3

6' 8" x 8' 1" (2.03m x 2.46m)

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

Shower Room

Having a WC, hand wash basin with storage below, corner shower cubicle with shower above, ceiling light point, radiator, vinyl flooring, double glazed window to the rear aspect.

Outside

Front

Having a paved front garden and driveway suitable for multiple vehicles with a car port leading to the entrance door and garage.

Rear

Being an enclosed rear garden with patio area and laid to lawn area with various shrubbery.

Garage

9' 4" x 16' 1" (2.84m x 4.90m)

Being a double tandem garage with an up and over door.









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

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK107744



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK107744 - 0001