



Newhall Crescent Cannock, WS11 7ZD

for sale offers over
£275,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM DETACHED property located in Cannock.

To the Ground Floor the property briefly comprises of an entrance hallway leading through to the fully fitted kitchen and open plan living / dining room - offering plenty of space for all furniture with double french doors leading out to the rear garden. Also having a store / utility room offering additional storage and room for appliances.

To the First Floor having three bedrooms with an EN-SUITE TO THE MASTER and a family bathroom.

Externally benefitting from having a tarmac front driveway suitable for multiple vehicles and a large enclosed rear garden ideal for entertaining.

The property is well located on a popular estate within close proximity to McArthur Glen Designer Outlet and Cannock Town Centre offering a wide range of amenities with both local & national bus & train services available and Cannock Chase. Commuter benefits include A460, A5 and the M6 toll road linking the Midlands motorways.

Ground Floor

Entrance Hall

Having a composite front entrance door into the hallway, ceiling light point, open archway into kitchen, door to living / dining room.

Kitchen

7' 2" x 10' 1" (2.18m x 3.07m)

Being a fully fitted kitchen with a range of wall base and drawer units with laminate worktops across, double sink with drainer, integrated oven, electric induction hob with extractor above, tiled splashbacks, tiled flooring, ceiling light point, space and plumbing for appliances, double glazed window to the front aspect.

Dining / Living Room

18' 4" x 13' 8" max (5.59m x 4.17m max)

Having laminate flooring, space for dining and living furniture, stairs to first floor, double glazed french doors and window to the rear aspect, ceiling light point, two wall lights, radiator.

Store / Utility

7' 5" x 10' 1" (2.26m x 3.07m)

Having a ceiling light point, door to side aspect, door into garage, space for appliances, worktop area with storage.

Garage

7' 5" x 3' 9" (2.26m x 1.14m)

First Floor

Landing

Having carpeted flooring, ceiling light point, double glazed window to the side aspect, doors to bedrooms and bathroom, storage cupboard, loft hatch access.

Bedroom 1

11' 4" x 10' 4" max (3.45m x 3.15m max)

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

En-Suite

Having a WC, hand wash basin with storage underneath, walk in shower cubicle with glass shower screen and waterfall shower above, vinyl flooring, ceiling light point, double glazed window to the front aspect.

Bedroom 2

9' 4" x 9' 8" (2.84m x 2.95m)

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

Bedroom 3

8' 5" x 6' 5" (2.57m x 1.96m)

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

Bathroom

Having a WC, hand wash basin with storage underneath, bathtub with shower tap, ceiling light point, tiled splashbacks, laminate

flooring, double glazed window to the side aspect.

Outside

Front

Having a tarmac driveway suitable for multiple vehicles leading to front entrance door and garage door.

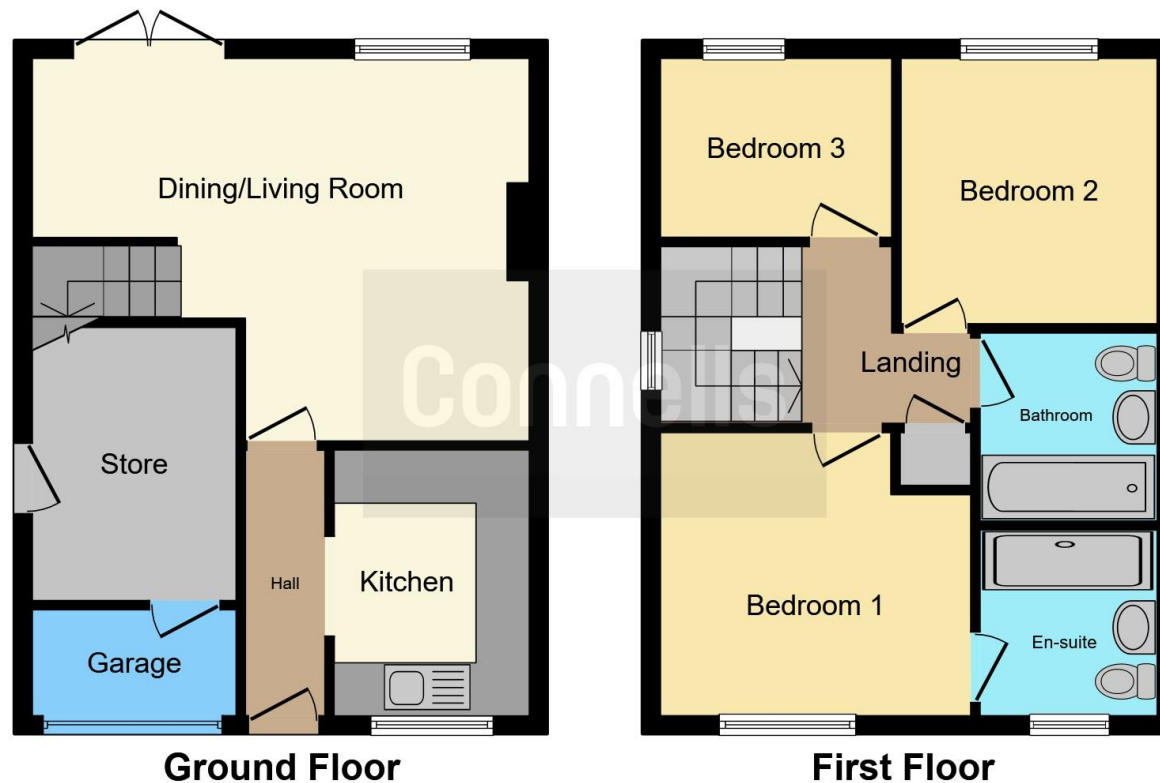
Rear

Having a paved patio area and laid to lawn area with rear seating area and garden shed.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108007



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: CNK108007 - 0001