



Connells

Rowan Close  
Cannock



### Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this THREE bedroom DETACHED property located in Cannock benefitting from also having a GARAGE

To the ground floor the property briefly comprises of an entrance hallway offering access to the guest WC, lounge with stairs leading to the first floor, a door leading to the fully fitted kitchen/diner to the rear offering enough space for dining furniture and having French doors opening out to the rear garden.

To the first floor having three bedrooms, ensuite to the master and family bathroom.

Externally benefitting from being situated on a private driveway and having a garage. a driveway to the side for multiple vehicles, a garden to the front and an enclosed garden to the rear with gated side access.

## Ground Floor

### Hallway

Having a double glazed front entrance door, laminate flooring, ceiling light point, door to the WC and the lounge

### W.C

Having a WC, wash hand basin, radiator, ceiling light point and tiled flooring

### Lounge

12' 1" max x 17' 3" max ( 3.68m max x 5.26m max )

Having a double glazed window to the front, laminate wooden flooring, storage cupboard, radiator, ceiling light point, stairs to the first floor,

### Kitchen/Diner

9' 8" x 10' ( 2.95m x 3.05m )

Having double glazed French Doors to the rear garden, a double glazed window to the rear aspect, being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, electric oven gas hob with cooker-hood over, ceiling spot lights and space for appliances

## First Floor

### Landing

Having a ceiling spotlights, carpeted flooring and doors to all bedrooms and bathroom

### Bedroom 1

11' 8" max x 10' 4" max ( 3.56m max x 3.15m max )

Having a ceiling light point, fitted wardrobes,

carpeted flooring, a double glazed window to the front and door to the en-suite

### En-Suite

Having a double glazed window, shower cubicle, ceiling light point, wc, sink, extractor

### Bedroom 2

7' 2" x 11' 1" ( 2.18m x 3.38m )

Having a double glazed window, ceiling light point, radiator and carpeted flooring

### Bedroom 3

9' 1" max x 10' 1" max ( 2.77m max x 3.07m max )

Having a double glazed window, ceiling light point, radiator and laminate flooring

### Bathroom

Having a double glazed window WC, wash hand basin, bath with shower over, part tiled walls, extractor fan, radiator and ceiling light point

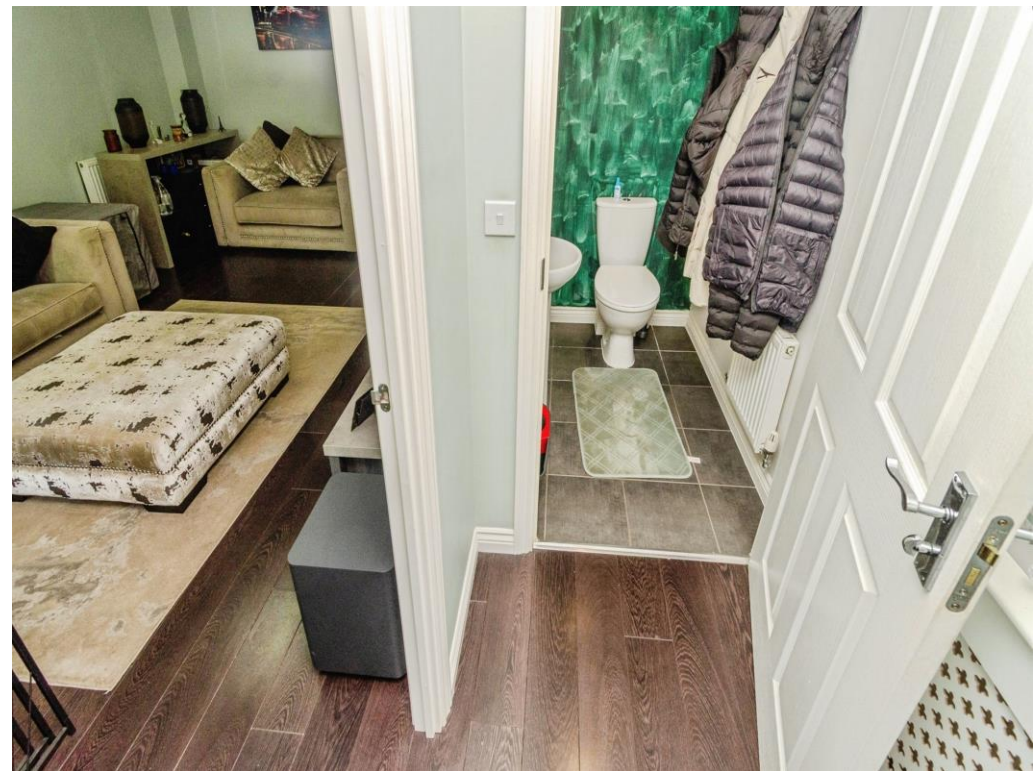
## Outside

### Front

Having a driveway to the side for parking for multiple vehicles, garage and access to rear garden

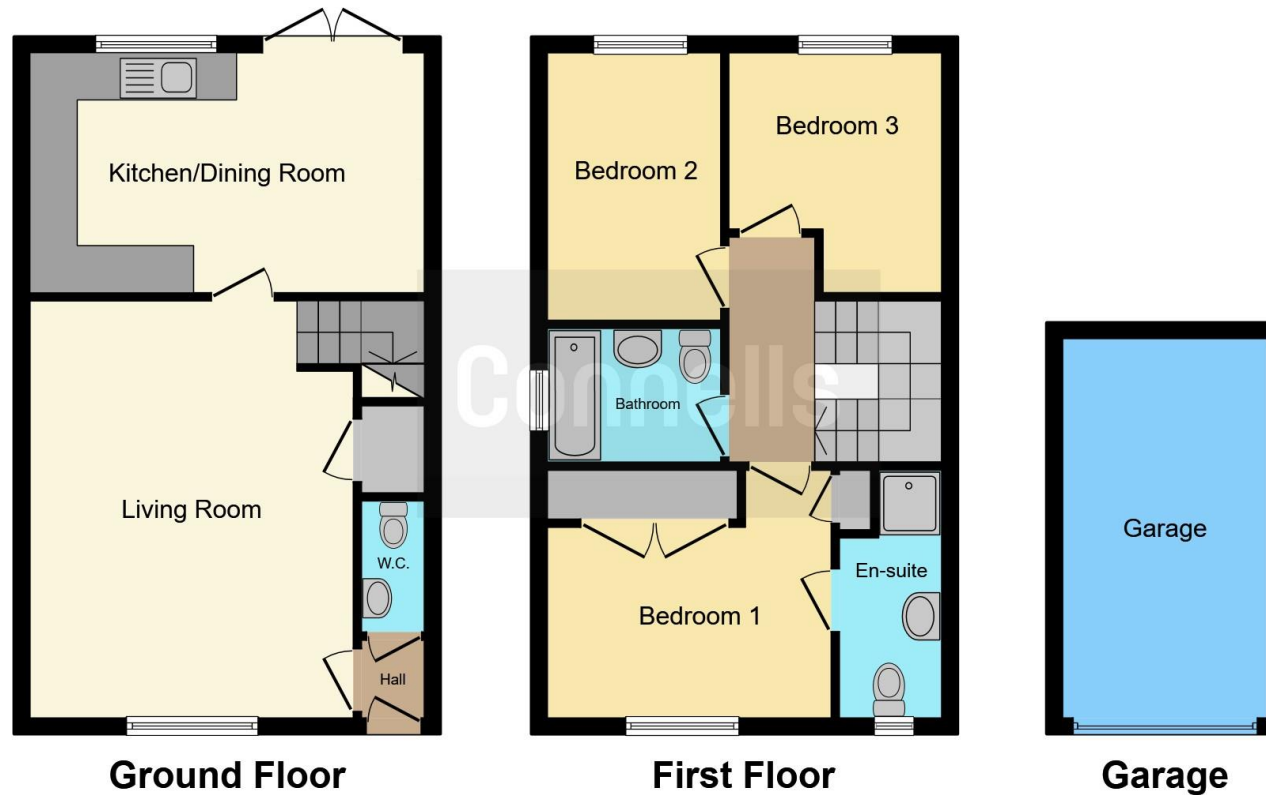
### Rear

Being a landscaped rear garden with patio area and astro turf lawn









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)

To view this property please contact Connells on

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EPC Rating: Awaiting  
 Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108072](http://connells.co.uk/Property/CNK108072)**



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