



Not for marketing purposes INTERNAL USE ONLY

Allport Street  
Cannock





## Property Description

WOW from the outside-in, this family home truly is the gift that keeps on giving. Having been heavily extended, modernised throughout and presenting itself to a show home standard; it's an opportunity not to be missed!

To the Ground Floor the property briefly comprises of an entrance hallway allowing access to the lounge, kitchen/diner and downstairs W.C. The lounge benefits from having attractive walk in bay window, adding space, dimension and character and also has glass sliding doors allowing access into the kitchen. The kitchen comes fully fitted with high gloss units, integrated appliances and plumbing for utility purposes. Also having generous dining and family living areas, this really is the heart of the home.

To the First Floor boasting three bedrooms and a family bathroom. A further bedroom is situated on the second floor.

Externally benefiting from having a paved driveway suitable for multiple vehicles and gated side access to the large rear garden. The beautifully maintained, picturesque garden has a generous patio area, perfect for gatherings with friends and family. There is also a mature laid to lawn with a variety of shrubs and plants, a botanical dream garden! There is a brick built detached garage complete with power and lighting and a brick built summer house.

## Ground Floor

### Porch

### Entrance Hallway

### Wc

### Lounge

9' 8" x 13' 1" into bay ( 2.95m x 3.99m into bay )

Having a double glazed window to the front aspect, wooden flooring, fireplace, ceiling light point, radiator and double sliding doors opening into the kitchen/diner

### Kitchen/Diner

20' 2" max x 26' 5" max ( 6.15m max x 8.05m max )

Heavily extended and much improved boasting impressive open plan living comprising of a kitchen, dining area and family living space Having a double glazed window to the side aspect, 2 french doors leading to the rear garden and being a fitted kitchen with a range of handle-less wall, base and drawer units with granite work surfaces over and having a sink/drain, integrated oven, space for American style fridge/freezer and integral appliances, wine cooler, kitchen island/breakfast bar with fitted base and drawer units and enough seats to seat numerous people, induction hob and granite work surfaces over, three pendant ceiling light points, ceiling spotlights, radiator, space for dining furniture, tiled flooring and two skylights

**First Floor**

**Landing**

Having a double glazed window to the side aspect, ceiling light point, carpeted flooring, doors to bedroom 1, 3, 4, bathroom and stairs to the second floor

**Bedroom 1**

11' 1" max x 13' 7" max ( 3.38m max x 4.14m max )

Having a double glazed window to the rear aspect, a door into the en-suite, carpeted flooring, ceiling light point and radiator

**Ensuite**

Having a double glazed window to the rear aspect, having fully tiled walls and floor, a walk in shower, radiator, WC and sink

**Bedroom 3**

11' 6" max x 13' 4" max ( 3.51m max x 4.06m max )

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

**Bedroom 4**

6' 2" max x 7' 5" max ( 1.88m max x 2.26m max )

Having a double glazed window to the front aspect, laminate flooring, ceiling light point, radiator and fitted wardrobes

**Bathroom**

Having a double glazed window to the side

aspect, WC, vanity wash hand basin with tiled splash back, roll top bath, tiled walls, radiator and tiled flooring

**2nd Floor**

**Bedroom 2**

7' 8" x 23' 2" ( 2.34m x 7.06m )

Having a double glazed skylight windows to the front, side and rear aspects, carpeted flooring, ceiling light point and radiator

**Outside**

**Front**

Having a large block paved driveway suitable for multiple vehicles and side access to the rear garden. The side access is wide enough to drive through to access the garage.

**Rear**

Being a landscaped, mature rear garden and having a large patio area, extensive laid to lawn complete with a stunning array of shrubs, plants and floral borders. Having access to the detached brick built garage and summer house.

**Summerhouse**

15' 1" x 11' 8" ( 4.60m x 3.56m )

Being a brick built summer house located in the rear garden, having double glazed windows, plastered and an open and vaulted ceiling, power and lighting. Outside the summer house is a raised decking area

**Garage**

9' 9" x 29' 5" ( 2.97m x 8.97m )













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

**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CNK107814 - 0001