



Connells

Blake Close  
Cannock





### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM SEMI DETACHED property located in Cannock. Could this be the perfect home for you?

To the Ground Floor the property briefly comprises of a modern kitchen with ample amount of space for own appliances and a generous living room with space for dining furniture if required.

To the First Floor having THREE BEDROOMS and a family bathroom.

Externally benefiting from having driveway parking suitable for multiple vehicles and a large enclosed rear garden.

The property is well located to provide easy access to both Hednesford Town and Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets with both local & national bus and train services available. The location also benefits from being just a few minutes away from well known Cannock Chase, loved for its outstanding natural beauty, scenic landscapes, wildlife and history.



## Ground Floor

### Kitchen

13' 8" x 8' 8" ( 4.17m x 2.64m )

Being a fully fitted modern kitchen with a range of wall base and drawer units with laminate worktops over, sink with drainer, integrated oven with induction hob, extractor fan, tiled splashbacks, vinyl flooring, breakfast bar area, space and plumbing for appliances, two ceiling light points, double glazed windows and composite front entrance door.

### Living Room

13' 8" x 15' 7" max ( 4.17m x 4.75m max )

Having laminate flooring, ceiling light point, two radiators, double glazed window and door to the rear aspect, stairs to first floor. space for living and dining furniture, door to storage cupboard, double doors leading in to kitchen.

## First Floor

### Landing

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

### Bedroom 1

13' 8" x 8' 2" max ( 4.17m x 2.49m max )

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

### Bedroom 2

4' 9" x 9' 8" ( 1.45m x 2.95m )

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

## Bedroom 3

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

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

## Bathroom

Having a WC, hand wash basin with storage beneath, bathtub with shower above, glass shower screen, vinyl flooring, tiled splashbacks, radiator, ceiling light point, double glazed window to the side aspect.

## Outside

### Front

Having a brick paved driveway suitable for multiple vehicles and small laid to lawn area.

### Rear

Having a brick paved patio area and laid to lawn area.

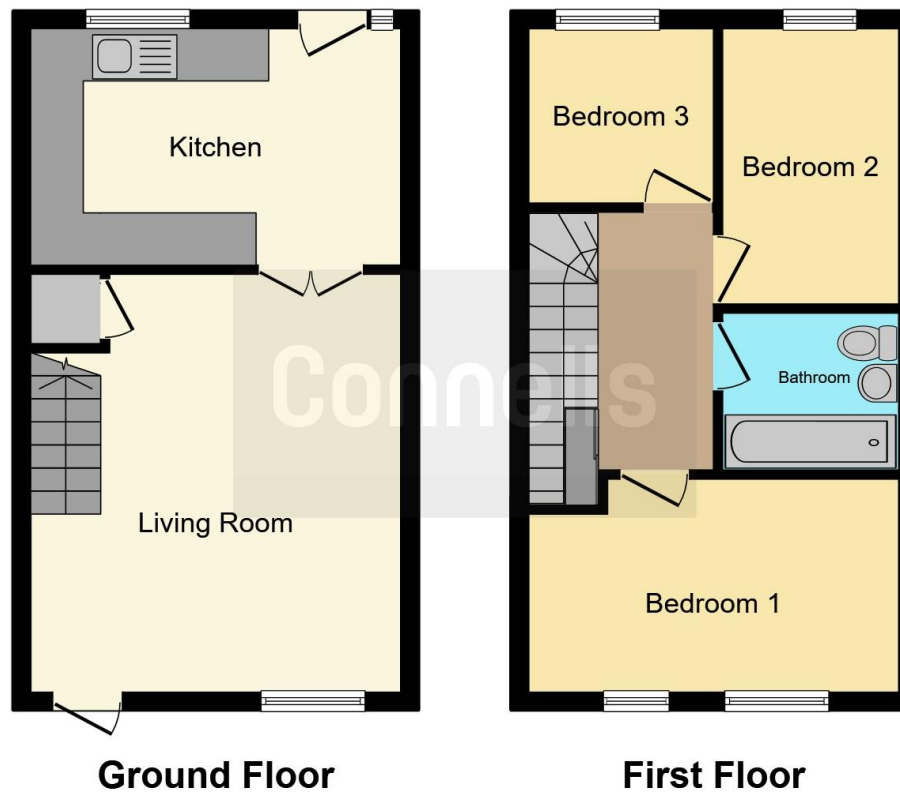












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108094](http://connells.co.uk/Property/CNK108094)**



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: CNK108094 - 0001