





# Woodstock Drive Cannock, WS12 4TB

For sale offers over  
**£285,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this DETACHED FAMILY HOME located in Huntington, Cannock. With THREE BEDROOMS, GUEST WC, UTILITY ROOM, GARAGE, DRIVEWAY and so much more!

To the Ground Floor the property briefly comprises of an entrance hall leading through to the Guest WC and living room. Through there the kitchen and utility room can be accessed. The living room is generous in size with room for both living and dining furniture, with an influx of natural light coming from both the front and rear aspects. The kitchen comes fully fitted with the utility room offering plenty of space and plumbing for appliances.

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

Externally benefiting from having driveway parking, a garage and a large enclosed rear garden ideal for entertaining.

The property is well located to provide easy access to 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. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

## Ground Floor

### Entrance Hall

Having a composite front entrance door, ceiling light point, door to Guest WC, door to living room, stairs to first floor.

### Guest WC

Having a WC, hand wash basin with storage beneath, tiled walls, tiled flooring, ceiling light point, radiator, double glazed window to the front aspect.

### Living Room

13' 2" x 23' 9" max ( 4.01m x 7.24m max )

Having carpeted flooring, two ceiling light points, two radiators, fire place and surround, space for dining and living furniture, door to kitchen, double glazed bay window to the front aspect, double glazed sliding doors to the rear aspect.

### Kitchen

8' 2" x 10' 5" ( 2.49m x 3.17m )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, integrated oven with induction hob above, extractor hood, sink with drainer, tiled flooring, tiled splashbacks, ceiling spotlights, door to utility room, double glazed window to the rear aspect.

## Utility Room

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

Having tiled flooring, radiator, ceiling light point, double glazed window and door to the rear aspect, space and plumbing for appliances, tiled splashbacks, storage cupboard and laminate worktop space.

## Garage

8' 7" x 16' 7" ( 2.62m x 5.05m )

Having an up and over door accessible from the driveway.

## First Floor

### Landing

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

### Bedroom 1

9' 8" x 10' 8" ( 2.95m x 3.25m )

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

### Bedroom 2

9' 8" x 11' 1" ( 2.95m x 3.38m )

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

## Bedroom 3

8' 2" x 7' 5" ( 2.49m x 2.26m )

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

## Bathroom

Having a WC, hand wash basin with storage cupboard below, bathtub with shower above, glass shower screen, chrome towel radiator, fully tiled walls and flooring, ceiling light point, double glazed window to the rear aspect.

## Outside

### Front

Having a brick paved driveway with steps down to front entrance door, access to garage, side access to the rear garden and graveled front garden.

### Rear

Having a patio area with wooden pergola and laid to lawn area perfect for entertaining.

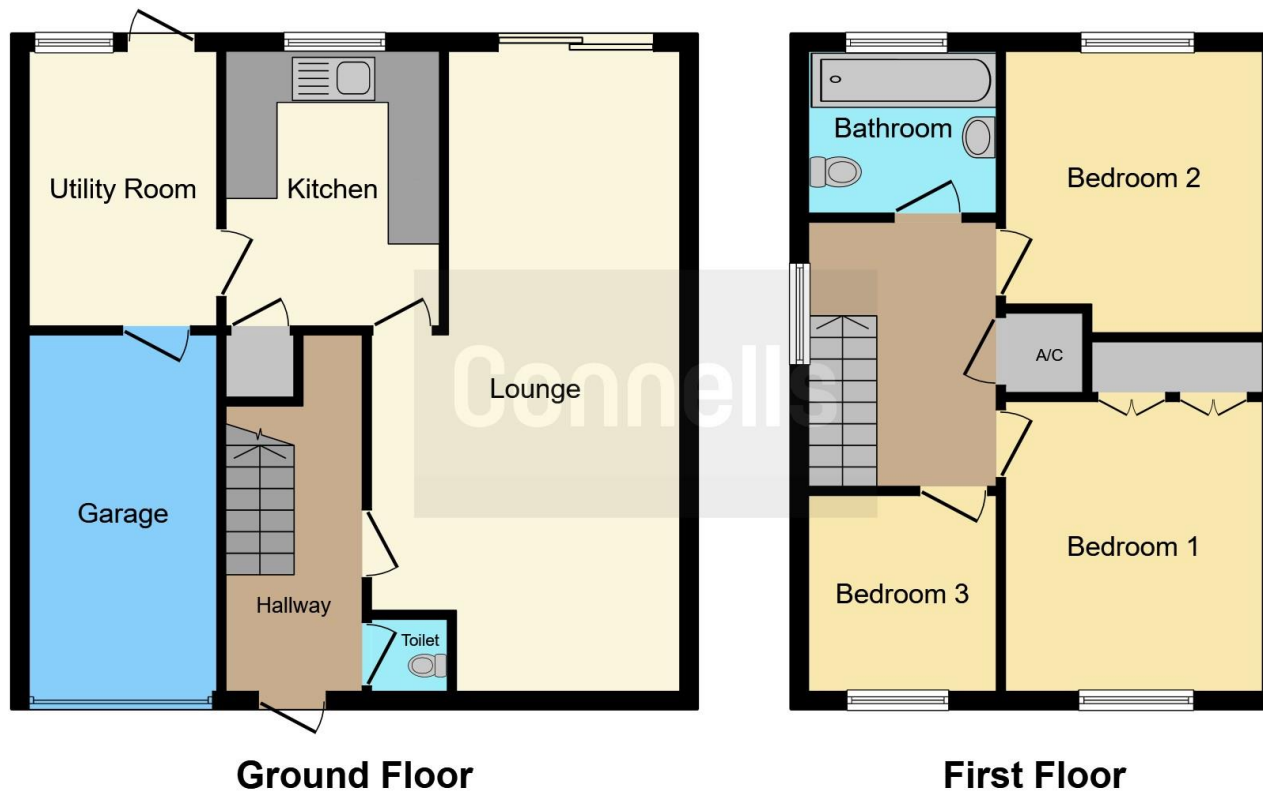












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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