



**Connells**

Sapphire Drive  
Cannock





## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic FOUR BEDROOM DETACHED family home located in Cannock.

To the Ground Floor the property briefly comprises of an entrance porch and hallway leading through to a generous living room and kitchen. The kitchen comes fully fitted with modern units and integrated appliances as well as a breakfast bar area, with access to the utility room allowing additional storage and room for appliances. Also accessible is the dining room, Guest WC and garage.

To the First Floor having FOUR bedrooms with an En-Suite to the master bedroom and a family bathroom.

Externally benefiting from being an ideal corner plot with a generous front driveway suitable for multiple vehicles and a large enclosed rear garden.

The property is well located a short distance to McArthur Glen Designer Outlet whilst also providing easy access to Cannock Town Centre offering a wide range of amenities with both local & national bus & train services available. Commuter benefits include A460, A5 and the M6 toll road linking the Midlands motorways.

## Ground Floor

### Entrance Porch

Having UPVC entrance doors into porch area, tiled flooring, door to hallway.

### Hallway

Having a ceiling light point, doors to living room and kitchen, stairs to first floor, vinyl flooring.

### Living Room

12' 8" x 13' 1" max ( 3.86m x 3.99m max )

Having carpeted flooring, ceiling light point, wall lights, fire place and surround, radiator, double glazed bay window to the front aspect.

### Dining Room

11' 1" x 10' 3" ( 3.38m x 3.12m )

Having laminate flooring, ceiling light point, radiator, double glazed french doors to the rear aspect, door to kitchen.

### Kitchen

12' 7" x 10' 5" ( 3.84m x 3.17m )

Being a modern fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, integrated appliances including oven, induction hob with extractor above, splashback, sink with drainer, breakfast bar area, designer wall radiator, door to garage, door to utility room, ceiling light point, vinyl flooring, double glazed

window to the rear aspect.

## Utility Room

3' 7" x 5' 8" ( 1.09m x 1.73m )

Having vinyl flooring, laminate worktop space, ceiling light point, space and plumbing for appliances, door to Guest WC, double glazed window to the side aspect, UPVC door to rear aspect.

## Guest WC

Having a WC, hand wash basin with vanity unit, tiled flooring, tiled splashbacks, ceiling light point, double glazed window to the side aspect.

## Garage

8' 2" x 13' 1" ( 2.49m x 3.99m )

Having a roller shutter garage door accessible from the driveway and door to kitchen.

## First Floor

### Landing

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

### Bedroom 1

12' 7" x 12' 1" max ( 3.84m x 3.68m max )

Having carpeted flooring, ceiling light point, double glazed window to the rear aspect, door to en-suite, built in wardrobes, radiator.

### En-Suite

Having a WC, hand wash basin with storage

beneath, corner shower cubicle with shower above, fully tiled walls and flooring, chrome towel radiator, ceiling light point.

### Bedroom 2

7' 6" x 15' 7" max ( 2.29m x 4.75m max )

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

### Bedroom 3

9' 6" x 8' 2" ( 2.90m x 2.49m )

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

### Bedroom 4

8' 3" x 9' 8" ( 2.51m x 2.95m )

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

### Bathroom

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

### Outside

### Front

Having a large brick paved driveway suitable for multiple vehicles, access to garage.

### Rear

Being a large enclosed rear garden with patio areas, laid to lawn area, outbuilding.













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: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108155](http://connells.co.uk/Property/CNK108155)**



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