



Connells

Old Fallow Road
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this DETACHED property with an ANNEX located in Cannock - offering an ample amount of space and plenty of opportunities!

To the Ground Floor the property briefly comprises of a living room, dining room, kitchen, utility room and additional reception room. All offering a generous amount of space with the kitchen coming fully fitted with integrated appliances for a sleek and orderly finish.

To the First Floor having FOUR bedrooms accessible via two separate landing areas, a bathroom and an En-Suite to the master bedroom.

The Annex has two separate rooms and a shower room.

Externally benefiting from having a gated driveway suitable for multiple vehicles and a patio area to the rear of the property with access to the Annex.

The property is well located to provide easy access to Cannock Town Centre offering a wide range of amenities. The location also benefits from being just a few minutes away from the 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 Porch

Having a UPVC front entrance door, tiled flooring, ceiling light point, door to hallway, double glazed window to the front aspect.

Hallway

Having an inner hallway and hallway to the side with stairs leading to First Floor, laminate flooring, ceiling light point, doors to living room and family room.

Living Room

13' 4" x 18' 3" max (4.06m x 5.56m max)

Having laminate flooring, ceiling light point, two wall lights, radiator, electric wall fire, double glazed window to the front aspect.

Family Room

19' 9" x 11' 6" max (6.02m x 3.51m max)

Having laminate flooring, two ceiling light points, fire place and surround, double glazed window to the side aspect, open archway into dining area, door to inner hallway.

Dining Room

6' 3" x 13' 3" (1.91m x 4.04m)

Having laminate flooring, ceiling light point, radiator, two double glazed windows to the rear and side aspects.

Kitchen

11' x 13' 3" (3.35m x 4.04m)

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, integrated appliances including oven and grill, microwave, induction hob with extractor hood above, fridge / freezer, under cabinet spotlights, space for dining furniture, tiled flooring, radiator, double glazed window to the rear aspect

Utility

8' 5" x 9' 8" (2.57m x 2.95m)

Having tiled flooring, WC, sink with drainer, a range of wall and base units with laminate work surface, space and plumbing for appliances, radiator, ceiling light point, tiled walls.

First Floor

Landing

Having carpeted stairs, laminate flooring, ceiling light point, double glazed window to the side aspect, doors to bedroom 2 and 3.

Second Landing

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

Master Bedroom

13' 4" x 14' 1" max (4.06m x 4.29m max)

Having laminate flooring, ceiling light point, built in wardrobes with overhead storage, radiator, door to en-suite, double glazed window to the front aspect.

En-Suite

Having a WC, hand wash basin, shower cubicle with shower above, tiled splashbacks, tiled flooring, ceiling light point, radiator.

Bedroom 2

7' 5" x 15' 7" max (2.26m x 4.75m max)

Having laminate flooring, ceiling light point, radiator, two double glazed windows to the side aspect.

Bedroom 3

6' 8" x 13' 1" max (2.03m x 3.99m max)

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

Bedroom 4

10' 1" x 12' 4" max (3.07m x 3.76m max)

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

Bathroom

Having a WC, hand wash basin, corner bathtub, shower cubicle with shower above, tiled flooring, tiled walls, ceiling light point, double glazed window to the side aspect.

Annex

Bedroom 5

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

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

Bedroom 6

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

Having laminate flooring, ceiling light point, radiator, double glazed window to the side aspect.

Shower Room

Having a WC, hand wash basin, corner shower cubicle with shower above, tiled









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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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