



Connells

James Street
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic SEMI DETACHED property located in Cannock - offering TWO DOUBLE BEDROOMS AND OPEN PLAN LIVING!

To the Ground Floor having an entrance hall leading through to the living room and open plan kitchen / dining area. With ample amount of natural lighting from both the front and rear aspects of the property and plenty of space for furniture. The living room also features a fantastic log / coal burner. The lean to offers additional storage and space with access to the Guest WC.

To the First Floor having TWO DOUBLE bedrooms and a modern shower room.

Externally benefiting from having a generous driveway suitable for multiple vehicles and a large enclosed rear garden, with nine solar panels on the roof of the property.

The property is well placed to provide easy access to Cannock town centre which offers a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

Ground Floor

Entrance Hall

Having a UPVC front entrance door, carpeted flooring, stairs to first floor, door to living room.

Living Room

10' 3" x 10' 9" max (3.12m x 3.28m max)

Having laminate flooring, ceiling light point and spotlights, feature log / coal burner, radiator, open archway into open plan kitchen / diner.

Kitchen / Dining Room

15' 2" x 10' 9" max (4.62m x 3.28m max)

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops across, sink with drainer, integrated oven with induction hob above, extractor fan, tiled splashbacks, space and plumbing for appliances, kitchen island area, space for dining furniture, double glazed window to the rear aspect, door to storage cupboard, radiator, ceiling spotlights, laminate flooring, door to lean to.

Lean To

4' 2" x 17' (1.27m x 5.18m)

Having tiled flooring, UPVC doors to the front and rear aspects, double glazed windows to the side aspect, door to Guest WC, door to storage cupboard.

Guest WC

Having a WC, tiled flooring, ceiling light point.

First Floor

Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and shower room, double glazed window to the side aspect.

Bedroom 1

13' 8" x 10' 9" max (4.17m x 3.28m max)

Having carpeted flooring, ceiling spotlights, radiator, two double glazed windows to the front aspect.

Bedroom 2

9' 9" x 11' 2" max (2.97m x 3.40m max)

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

Shower Room

Having a WC and hand wash basin vanity unit with storage beneath, walk in shower cubicle with shower above, glass shower screens, chrome towel radiator, laminate flooring, tiled splashbacks, door to storage cupboard, ceiling spotlights.

Outside

Front

Having a laid to lawn area and graveled driveway suitable for multiple vehicles.

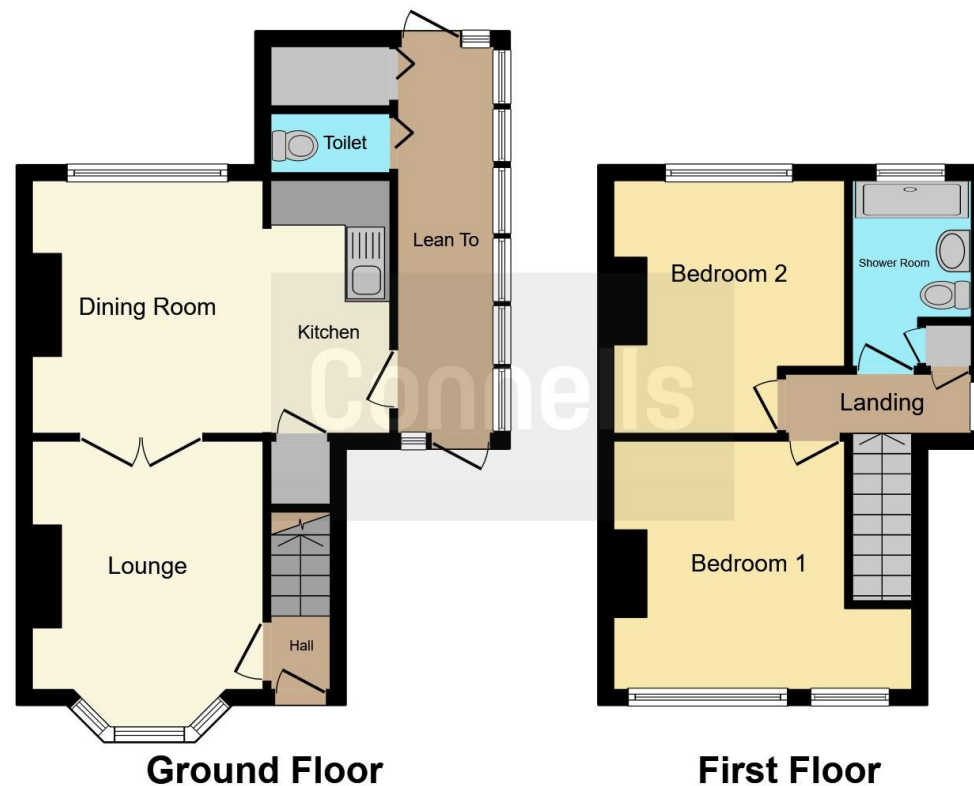
Rear

Being a large enclosed rear garden with laid to lawn areas with various trees and shrubbery surrounding.









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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10-12 Wolverhampton Road
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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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