



Connells

Portland Place
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic THREE BEDROOM SEMI DETACHED property located in Cannock.

To the Ground Floor the property briefly comprises of an entrance porch leading through to the spacious living area, with ample amount of space for furniture and natural lighting coming from both the front and rear aspects of the property. The kitchen comes fully fitted with integrated appliances and space for additional appliances.

To the First Floor having THREE bedrooms and a bathroom.

Externally benefiting from having a large garage, driveway, and an enclosed rear garden.

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 Porch

Having a UPVC front entrance door into porch, radiator, carpeted flooring, ceiling light point, double glazed window to the side aspect, door into living room.

Living / Dining Room

11' 8" x 23' 4" max (3.56m x 7.11m max)

Having carpeted flooring, two ceiling light points, two wall lights, two radiators, gas fire place with surround, double glazed window to the front aspect, double glazed sliding doors to the rear aspect, stairs to first floor, door to storage cupboard, door to kitchen, space for living and dining furniture.

Kitchen

5' 8" x 11' 1" (1.73m x 3.38m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, stainless steel sink with drainer, integrated oven, induction hob, extractor hood above, stainless steel splashback, space and plumbing for appliances, space for fridge / freezer, tiled splashbacks, ceiling light point, laminate flooring, double glazed window to the rear aspect.

Garage

9' 1" x 16' 4" (2.77m x 4.98m)

Having an up and over door accessible via the driveway.

First Floor

Landing

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

Bedroom 1

8' 8" x 11' 8" (2.64m x 3.56m)

Having carpeted flooring, ceiling light point, radiator, fitted wardrobes and overhead cupboards, double glazed window to the rear aspect.

Bedroom 2

11' 8" x 11' 8" (3.56m x 3.56m)

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

Bedroom 3

5' 9" x 11' 1" (1.75m x 3.38m)

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

Bathroom

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

Outside

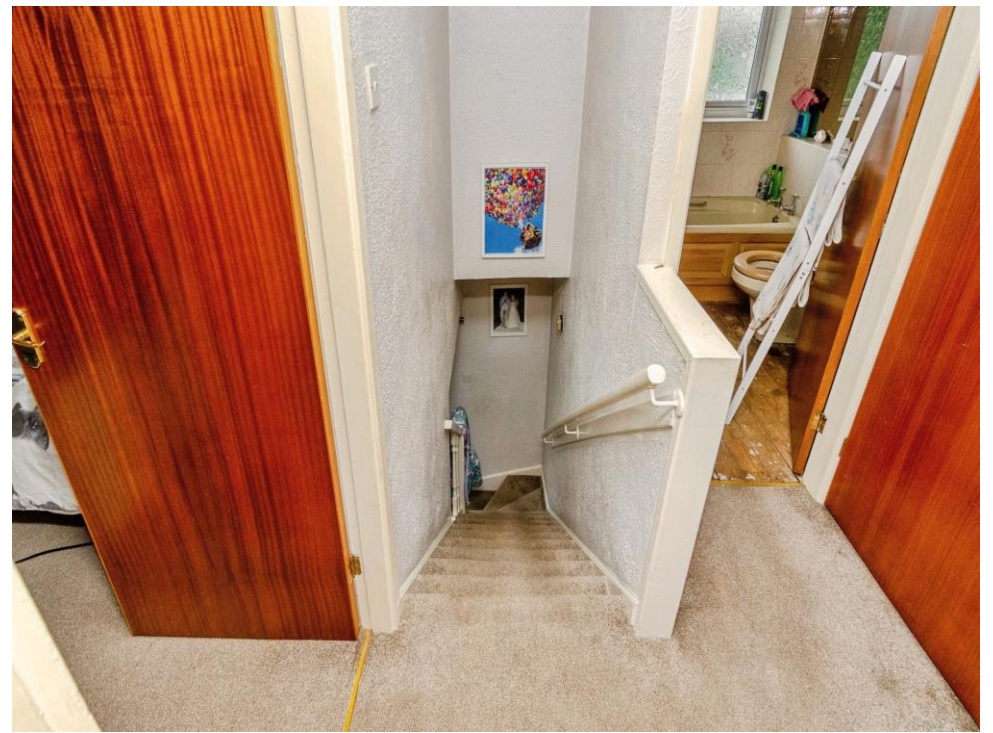
Front

Having a small lawn area and driveway parking with access to the garage.

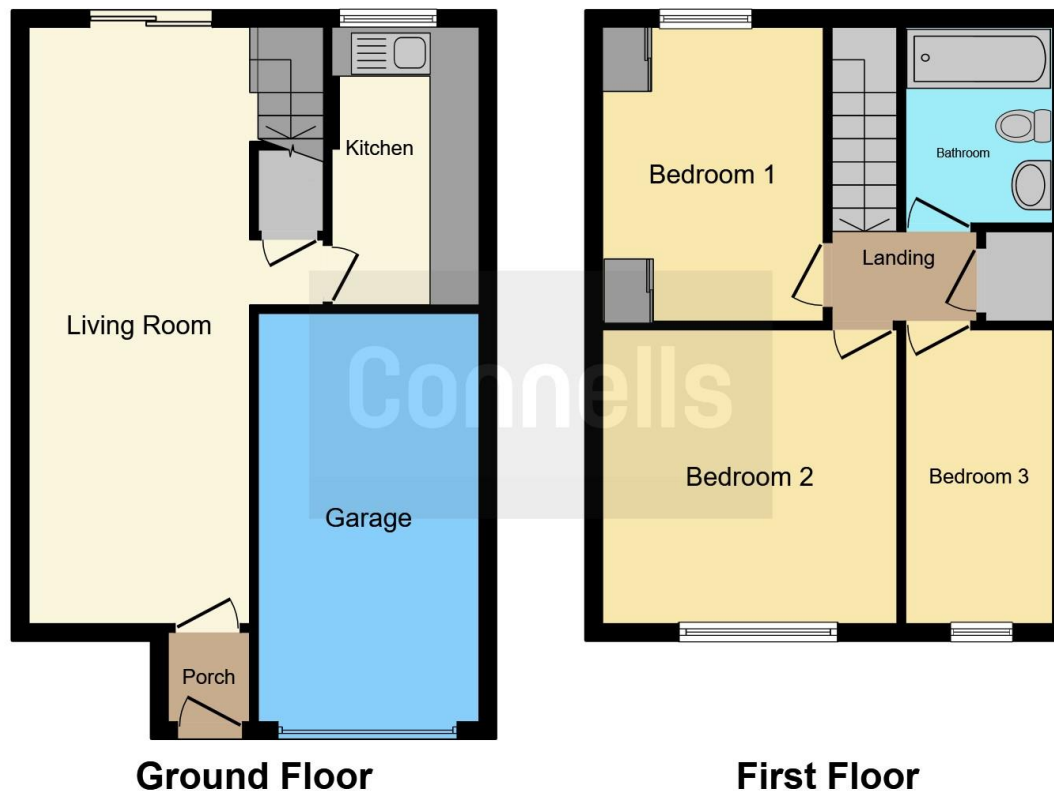
Rear

Being an enclosed rear garden with patio and laid to lawn areas.









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: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108169



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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.

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