



Connells

Smillie Place
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM SEMI DETACHED PROPERTY located in Cannock! Having recently been renovated partially and situated on a generous corner plot - could this be the one you have been waiting for?

To the Ground Floor the property briefly comprises of an entrance hall, generous living room, kitchen and utility room. The kitchen and utility room offers ample amount of storage and space for appliances, as well as dining furniture. The living room has natural lighting coming from both the front and rear aspects.

To the First Floor having been recently renovated with THREE bedrooms and a modern family bathroom.

Externally benefiting from being situated on a generous corner plot with driveway parking suitable for multiple vehicles, a garage and an enclosed rear garden.

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, radiator, ceiling light point, carpeted flooring, stairs to first floor, door to living room.

Living Room

9' 8" x 20' 3" (2.95m x 6.17m)

Having carpeted flooring, two ceiling light points, two radiators, gas fire place with surround, double glazed windows to the front and rear aspects, door to kitchen.

Kitchen

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

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, space and plumbing for appliances, vinyl flooring, radiator, space for dining furniture, door to utility room, ceiling light point, double glazed window to the rear aspect.

Utility Room

6' 4" x 10' 1" (1.93m x 3.07m)

Having wall and base units with laminate work surface across, space and plumbing for appliances, part tiled walls, ceiling light point, vinyl flooring, door to storage, double glazed window and door to the side aspect.

First Floor

Landing

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

Bedroom 1

12' 7" x 10' 4" max (3.84m x 3.15m max)

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

Bedroom 2

6' 4" x 10' 9" (1.93m x 3.28m)

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

Bedroom 3

10' 2" x 8' 7" max (3.10m x 2.62m max)

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

Bathroom

Having a modern WC and hand wash basin vanity unit with storage below, L shaped bathtub with shower above, glass shower screen, fully tiled walls and flooring, ceiling spotlights, double glazed window to the rear aspect.

Outside

Front

Being situated on a corner plot and enclosed with fencing and a gated entrance on to the brick paved driveway, suitable for multiple vehicles, with access to the garage and laid to lawn area to the front.

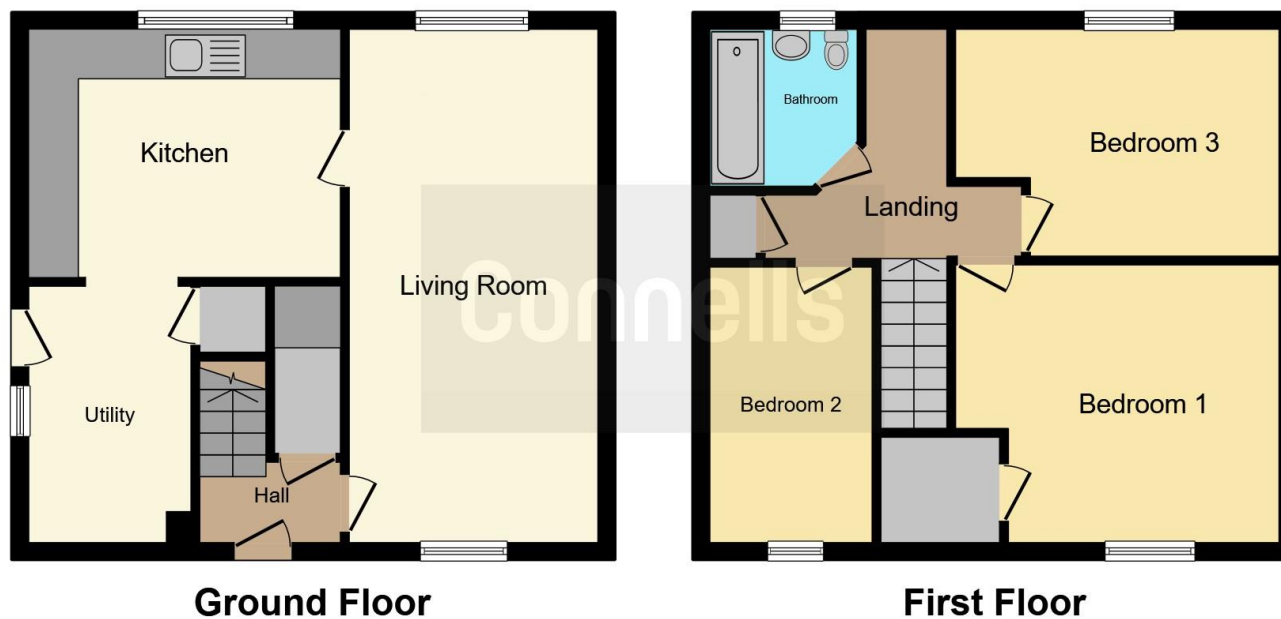
Rear

Being an enclosed rear garden with paved patio areas and laid to lawn areas with access to the garage and garden shed.









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: C Council Tax
 Band: A

Tenure: Freehold

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