



Connells
connells.co.uk 01543 500 923
FOR SALE

Connells

Blake Close
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM DETACHED family home located in Hednesford, Cannock. Offering multiple reception rooms, driveway parking, utility room and much more...

To the Ground Floor the property briefly comprises of an entrance hallway leading through to the living room, kitchen, utility room, Guest WC, conservatory and additional reception room. The spacious kitchen comes fully fitted, with the utility room offering additional space for appliances.

To the First Floor having THREE generous bedrooms, with an EN-SUITE to the master bedroom and a family bathroom.

Externally benefiting from having a driveway suitable for multiple vehicles, and an enclosed rear garden ideal for entertaining.

This property is perfectly located in a desirable area within walking distance of the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being close to Beaudesert Golf Club, Hednesford Hills Local Nature Reserve, close to local amenities and having excellent transport links and being situated within a good school catchment area.

Ground Floor

Entrance Hall

Having a UPVC front entrance door, ceiling light point, stairs to first floor, door to living room.

Living Room

11' 8" x 14' 1" max (3.56m x 4.29m max)

Having laminate flooring, two ceiling light points, double glazed bay window to the front aspect, gas fire place with marble surround, double doors to the kitchen.

Kitchen

16' 4" x 10' 4" (4.98m x 3.15m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, double sink with drainer, integrated oven, space and plumbing for appliances, induction hob, tiled splashbacks, tiled flooring, two ceiling light points, door to utility, double glazed window to the rear aspect, double doors to the conservatory, radiator, breakfast bar area, door to storage.

Utility Room

7' 5" x 10' 4" max (2.26m x 3.15m max)

Having tiled flooring, ceiling spotlights, space and plumbing for appliances, base and wall units, tiled flooring, door to Guest WC, UPVC door to the rear aspect.

Guest WC

Having a WC, hand wash basin, ceiling light point, tiled flooring, double glazed window to the rear aspect.

Sitting Room

7' 5" x 15' (2.26m x 4.57m)

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

Conservatory

8' 8" x 9' 8" (2.64m x 2.95m)

Having tiled flooring, space for furniture, double glazed windows surrounding with french doors leading to the garden.

First Floor

Landing

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

Bedroom 1

15' 6" x 11' 8" max (4.72m x 3.56m max)

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

En-Suite

Having a WC, hand wash basin with storage below, corner walk in shower cubicle, tiled flooring, tiled flooring, double glazed window to the front aspect.

Bedroom 2

7' 3" x 15' 7" (2.21m x 4.75m)

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

Bedroom 3

8' 6" x 11' 1" (2.59m x 3.38m)

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

Bathroom

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

Outside

Front

Having a brick paved driveway suitable for multiple vehicles, with graveled front garden area.

Rear

Being a two tier garden with brick paved patio areas 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: Awaited
 Council Tax Band: C

Tenure: Freehold

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Property Ref: CNK108290 - 0001