



**Connells**

Leighton Drive  
Cannock



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic FOUR BEDROOM DETACHED HOME located in Cannock - BOASTING FOUR BEDROOMS, GUEST WC, GARAGE and much more!

To the Ground Floor the property briefly comprises of an entrance hall, living room, Guest WC and an open plan kitchen / diner. The kitchen comes fully fitted with modern units and integrated appliances for a sleek and orderly finish, with space for dining furniture. Double glazed french doors open up into the rear garden also allowing plenty of natural light.

To the First Floor having FOUR bedrooms with an En-Suite to the master and a family bathroom.

Externally benefiting from having a detached garage, driveway, and enclosed rear garden ideal for entertaining.

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 composite front entrance door, carpeted flooring, ceiling light point, doors to Guest WC, living room and kitchen, stairs to first floor, door to storage cupboard.

### Guest WC

Having a WC, hand wash basin, radiator, ceiling light point, laminate flooring, double glazed window to the front aspect.

### Living Room

11' 3" x 13' 4" ( 3.43m x 4.06m )

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

### Kitchen / Diner

19' 6" x 12' 1" max ( 5.94m x 3.68m max )

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops across, double sink with drainer, integrated dish washer, integrated oven with four ring gas hob above, extractor hood, stainless steel splashback, integrated fridge / freezer, ceiling spotlights, radiator, ceiling light point, space for dining furniture, double glazed windows and french doors to the rear aspect, laminate flooring.

## First Floor

### Landing

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

### Bedroom 1

9' 8" x 12' 1" ( 2.95m x 3.68m )

Having carpeted flooring, ceiling light point, radiator, fitted wardrobes, door to en-suite, double glazed window to the front aspect.

### En-Suite

Having a WC, hand wash basin, walk in shower cubicle with shower above with sliding glass doors, heated chrome towel radiator, tiled splashbacks, ceiling light point, laminate flooring.

### Bedroom 2

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

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

### Bedroom 3

10' 1" x 8' 8" max ( 3.07m x 2.64m max )

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

### Bedroom 4

11' 1" x 7' 5" ( 3.38m x 2.26m )

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

## Family Bathroom

Having a WC, hand wash basin, bathtub with shower above, tiled splashbacks, laminate flooring, double glazed window to the side aspect, ceiling light point, heated chrome towel radiator.

### Outside

### Garage

Having an up and over door accessible via the driveway, door to side of garage accessible via the garden.

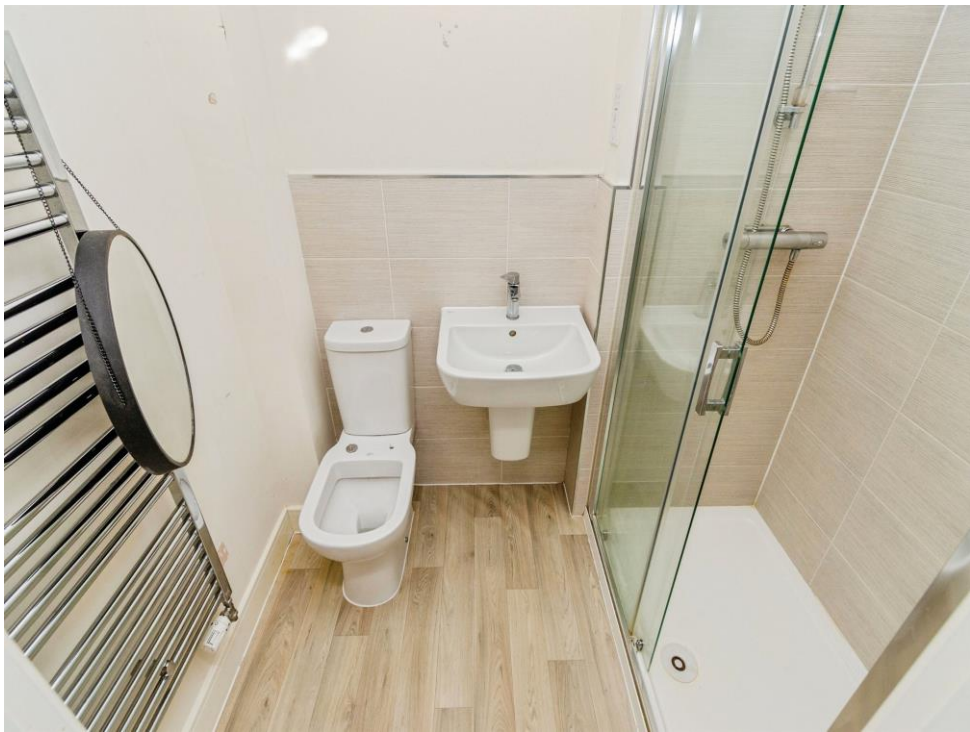
### Front

Having a brick paved driveway to the side of the property suitable for multiple vehicles, front garden area with paved patio entrance.

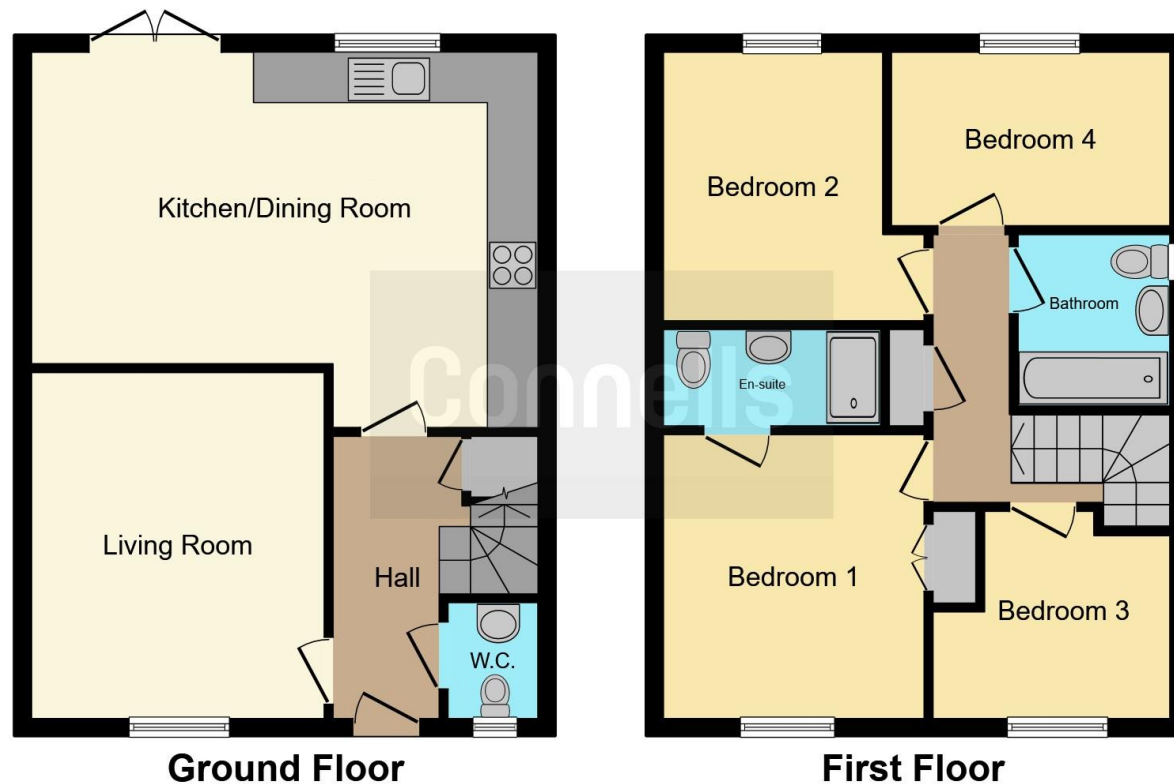
### Rear

Being an enclosed rear garden with patio and laid to lawn areas with gated access to the side of the property and door to garage.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/CNK108337](http://connells.co.uk/Property/CNK108337)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CNK108337 - 0001