



**Connells**

Edward Street  
Cannock





## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this DETACHED FAMILY HOME located in Cannock. A fantastic opportunity for growing families with extensive room throughout!

To the Ground Floor the property briefly comprises of an entrance porch and hall leading to the living room, dining room, kitchen, garden room and Guest WC. The kitchen comes fully fitted with the garden room and adjoining garage offering additional space and storage for appliances.

To the First Floor having FOUR BEDROOMS with a bathroom.

Externally benefiting from having a large driveway suitable for multiple vehicles 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 Porch

### Entrance Hall

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

### Living Room

12' 7" x 15' max ( 3.84m x 4.57m max )

Having carpeted flooring, ceiling light point, radiator, fire place and surround, door to storage cupboard, door to dining room, double glazed window to the side aspect, double glazed bay window to the front aspect.

### Dining Room

17' x 11' 7" max ( 5.18m x 3.53m max )

Having carpeted flooring, ceiling light point, radiator, doors to kitchen and garden room, double glazed window to the side and rear aspects, brick fire place.

### Kitchen

7' 9" x 10' 1" ( 2.36m x 3.07m )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, integrated oven with four ring gas hob, extractor fan, tiled splashbacks, space and plumbing for appliances, vinyl flooring, door to garage.

## Garden Room

16' 5" x 7' 5" ( 5.00m x 2.26m )

Having a ceiling light point, vinyl flooring, door to Guest WC, door to rear aspect, double glazed windows to rear and side aspects, sink with drainer, space and plumbing for appliances for utility area.

## Guest WC

Having a WC, ceiling light point, vinyl flooring.

## Garage

7' x 14' 7" ( 2.13m x 4.45m )

Having doors to the front aspect accessible via the driveway and door into kitchen.

## First Floor

### Landing

Having carpeted flooring, doors to bedrooms and bathroom, ceiling light point, door to storage housing combi-boiler.

## Bedroom 1

16' 4" x 10' 8" ( 4.98m x 3.25m )

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

## Bedroom 2

9' 8" x 13' 5" ( 2.95m x 4.09m )

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

## Bedroom 3

7' x 10' 8" ( 2.13m x 3.25m )

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

## Bedroom 4

6' 6" x 10' 1" ( 1.98m x 3.07m )

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

## Bathroom

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

## Outside

### Front

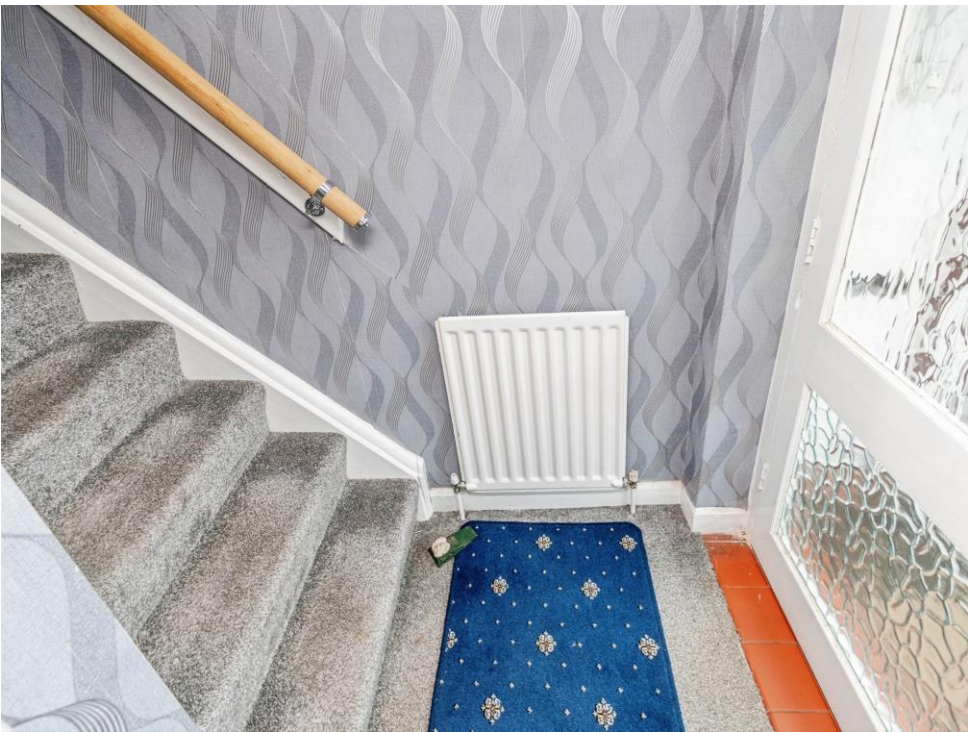
Having a driveway suitable for multiple vehicles.

### Rear

Having a large enclosed rear garden with laid to lawn and various shrubbery and trees.

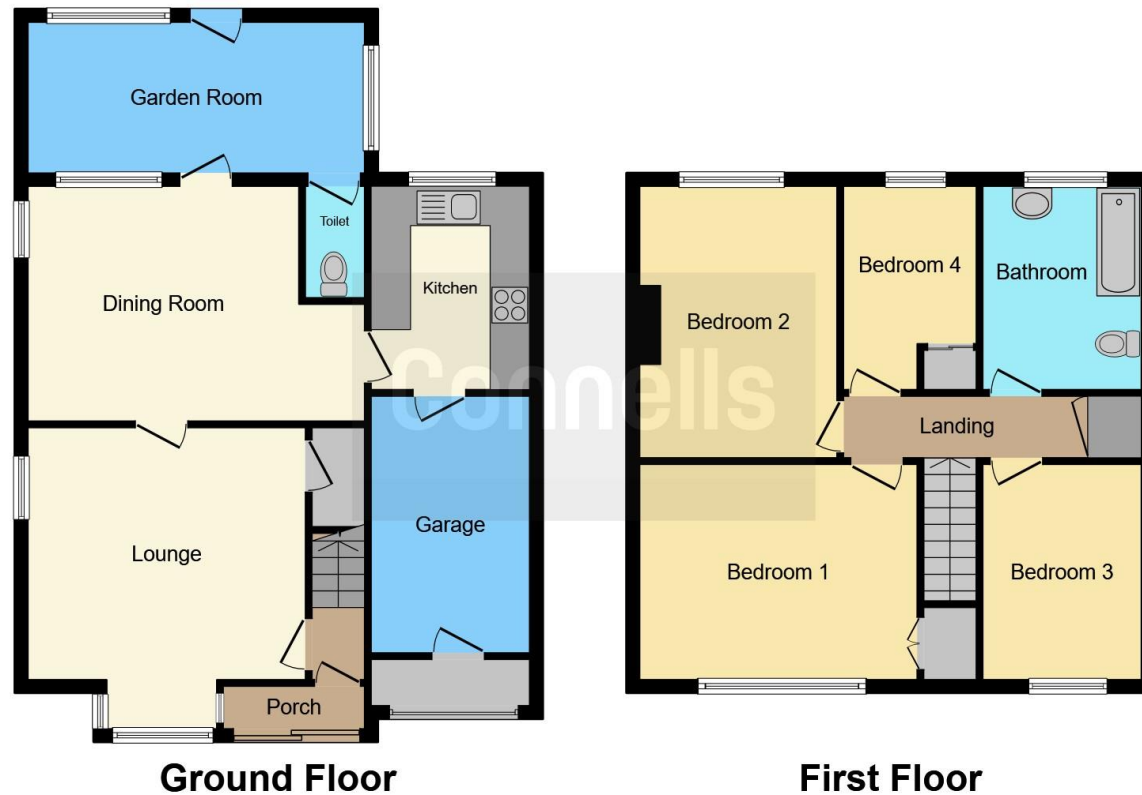












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: F Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108446](http://connells.co.uk/Property/CNK108446)**



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