



Connells

Barnfield Way
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic SEMI DETACHED family home located in Hazelslade, Cannock. With so much to offer and modern open plan living, could this be your next move?

To the Ground Floor the property briefly comprises of an entrance porch and hallway leading through to the Guest WC and generous open plan living area, with space for both living and dining furniture and an influx of natural lighting from both the front and rear of the property. The kitchen is fully fitted with modern units, with a breakfast bar area and integrated appliances.

To the First Floor having three spacious bedrooms and a family bathroom.

Externally benefiting from having driveway parking, access to the garage, and a large enclosed rear garden.

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

Ground Floor

Entrance Porch

Having a double glazed UPVC front entrance door with composite door into hallway.

Hallway

Having tiled flooring, ceiling light point, radiator, stairs to first floor, door to guest WC, door to lounge, under stairs storage.

Guest WC

Having a WC, hand wash basin, tiled splashbacks, tiled flooring, ceiling light point.

Kitchen / Diner / Lounge

17' 7" x 25' 7" max (5.36m x 7.80m max)

Having carpeted flooring in the lounge area, ceiling light point, wall lights, double glazed window to the front aspect.

In the kitchen / diner area having tiled flooring, fully fitted modern base, wall and draw units with laminate worktops over, breakfast bar area, sink with drainer, induction hob with extractor above, integrated drink fridge, integrated oven, ceiling light points and spotlights, tiled splashbacks, space for dining furniture, kickboard spotlights, double glazed window and french doors to the rear aspect.

Garage

7' 8" x 19' 6" (2.34m x 5.94m)

Having an up and over door accessible from the driveway with door to the rear accessible via the rear garden.

First Floor

Landing

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

Bedroom 1

10' 9" x 13' 5" max (3.28m x 4.09m max)

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

Bedroom 2

10' 9" x 12' (3.28m x 3.66m)

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

Bedroom 3

8' 8" x 8' 6" (2.64m x 2.59m)

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

Family Bathroom

Having a WC, hand wash basin vanity unit with storage below, L shaped bathtub with shower above, glass shower screen, heated chrome towel radiator, fully tiled walls, laminate flooring, double glazed window to the rear aspect.

Outside

Front

Having a brick paved driveway suitable for multiple vehicles with with small laid to lawn area and access to garage and side access to the rear garden.

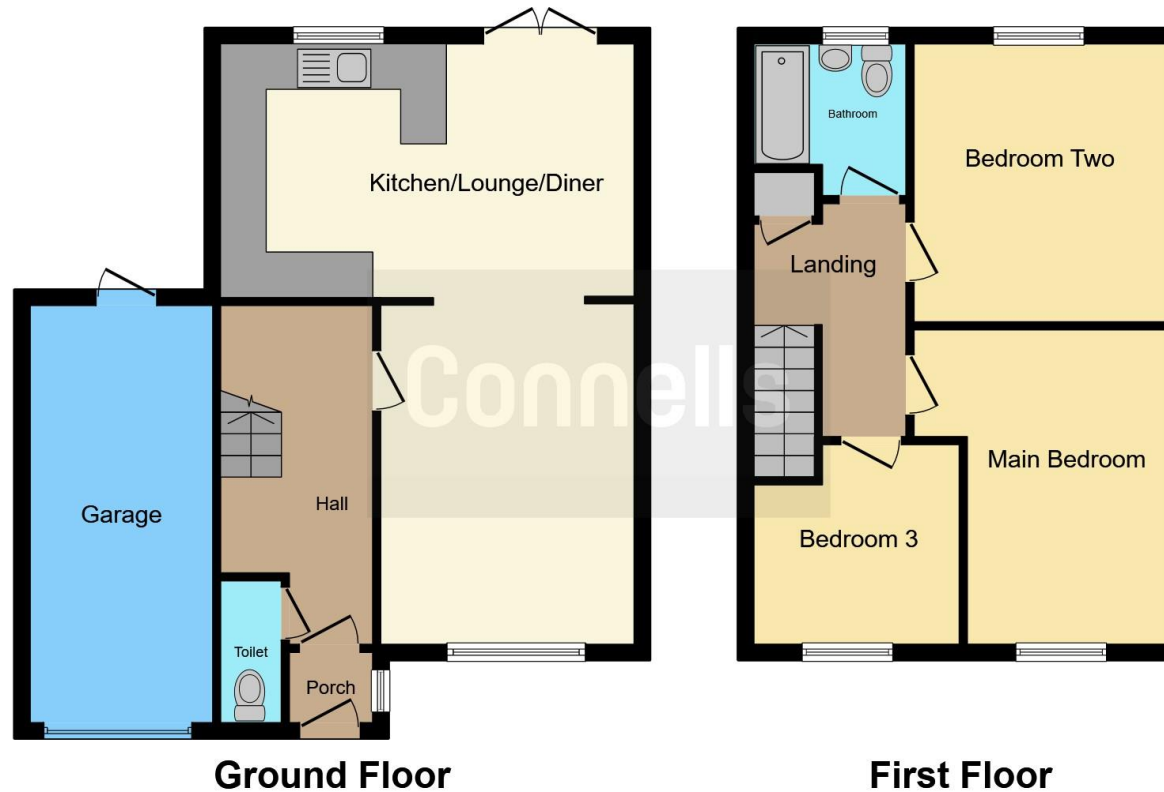
Rear

Being an enclosed rear garden with patio area and laid to lawn ideal for entertaining.









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

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