



Connells
connells.co.uk 01543 500 923
FOR SALE

Connells

Lloyd Street
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this STUNNING DETACHED FAMILY HOME located in Cannock. WITH SO MUCH TO OFFER including a MODERN KITCHEN, THREE RECEPTION ROOMS, FOUR PIECE BATHROOM SUITE, GUEST WC.... THE LIST GOES ON!

To the Ground Floor the property briefly comprises an entrance hallway leading to the living room and reception room. The reception room offers scope of being a fourth bedroom if desired. Through the living room the dining room, kitchen and garden room can be accessed. The kitchen comes fully fitted with beautiful units and integrated appliances for a sleek and orderly finish, with a door to the Guest WC. The rear conservatory adds additional room with ample natural lighting from the velux ceiling window and french doors leading out to the garden.

To the First Floor having THREE bedrooms and a FOUR PIECE family bathroom.

Externally benefiting from having driveway parking for multiple vehicles and a large enclosed rear landscaped garden ideal for entertaining.

The property is well located to within walking distance of Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and both Primary & Secondary Schools. Commuter benefits Cannock Train Station and Bus Station with both local and national services available. Offering easy access to the A5, M6 and M6 toll road linking the midlands motorway network.

Ground Floor

Entrance Hallway

Having solid oak flooring, ceiling light point, radiator, doors to living room and reception room, stairs to first floor.

Living Room

11' 4" x 14' 6" max (3.45m x 4.42m max)

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect, gas fire place with surround, double doors into dining room.

Dining Room

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

Having tiled flooring, ceiling light point, radiator, open archway into conservatory, door to kitchen.

Kitchen

12' 4" x 15' 6" max (3.76m x 4.72m max)

Being a fully fitted modern kitchen with ample amount of base, drawer and wall units with solid quartz worktops across, centre island with five ring ceramic hob and ceiling extractor, integrated oven, integrated microwave, sink with drainer, space for American style fridge / freezer, utility area with space and plumbing for appliances and separate sink, tiled splashbacks, tiled flooring, ceiling light points, designer wall radiator, door to guest WC, door to side aspect.

Guest WC

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

Garden Room

11' 8" x 9' 5" (3.56m x 2.87m)

Having tiled flooring, ceiling spotlights, radiator, feature ceiling velux window, double glazed window to the rear aspect, double glazed french doors to the side aspect.

Reception Room

8' 5" x 15' (2.57m x 4.57m)

Having solid oak flooring, radiator, two ceiling light points, double glazed window to the front aspect.

First Floor

Landing

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

Bedroom 1

11' 4" x 11' 8" max (3.45m x 3.56m max)

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

Bedroom 2

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

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

Bedroom 3

7' 8" x 11' 8" max (2.34m x 3.56m max)

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

Family Bathroom

Being a four piece bathroom suite with a WC, hand wash basin vanity unit with ample storage below, corner shower cubicle with shower above, separate bathtub, tiled splashbacks, heated chrome towel radiator, ceiling spotlights, double glazed window to the rear aspect.

Outside

Front

Having a block paved driveway suitable for multiple vehicles with gated side access to the property.

Rear

Being an enclosed rear landscaped garden with large patio areas and artificial grass areas 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: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108396



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