





## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic SEMI DETACHED TWO BEDROOM property located in Cannock - a fantastic FIRST TIME BUYER property with TWO RECEPTION ROOMS AND TWO DOUBLE BEDROOMS!

To the Ground Floor the property briefly comprises of a dining room, living room, kitchen and veranda. Both reception rooms offer ample amount of room for both living and dining furniture, with the kitchen coming fully fitted with modern units and space for appliances.

To the First Floor having TWO double bedrooms and a FOUR PIECE family bathroom suite.

Externally benefiting from having off road parking and a large enclosed rear garden with separate patio and lawn areas.

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

### Dining Room

12' x 11' max ( 3.66m x 3.35m max )

Having a composite front entrance door, laminate flooring, ceiling light point, door to living room.

### Living Room

12' x 11' 2" max ( 3.66m x 3.40m max )

Having laminate flooring, ceiling light point, door to stairs, fire place with surround, door to kitchen, double glazed window to the rear aspect.

### Kitchen

7' 1" x 10' 9" ( 2.16m x 3.28m )

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops across, sink with drainer, space and plumbing for appliances, space for oven, ceiling light point, double glazed window to the side aspect, door to veranda, ceiling light point, laminate flooring.

### Veranda

4' 2" x 10' 5" ( 1.27m x 3.17m )

Having laminate flooring, double glazed windows to the side and rear aspects, UPVC door to the rear aspect.

## First Floor

### Landing

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

### Bedroom 1

12' x 11' 1" max ( 3.66m x 3.38m max )

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

### Bedroom 2

9' 1" x 11' 1" ( 2.77m x 3.38m )

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

### Bathroom

Having a WC, hand wash basin with storage below, bathtub, walk in shower cubicle, tiled flooring, tiled splashbacks, ceiling light point, double glazed window to the rear aspect.

### Outside

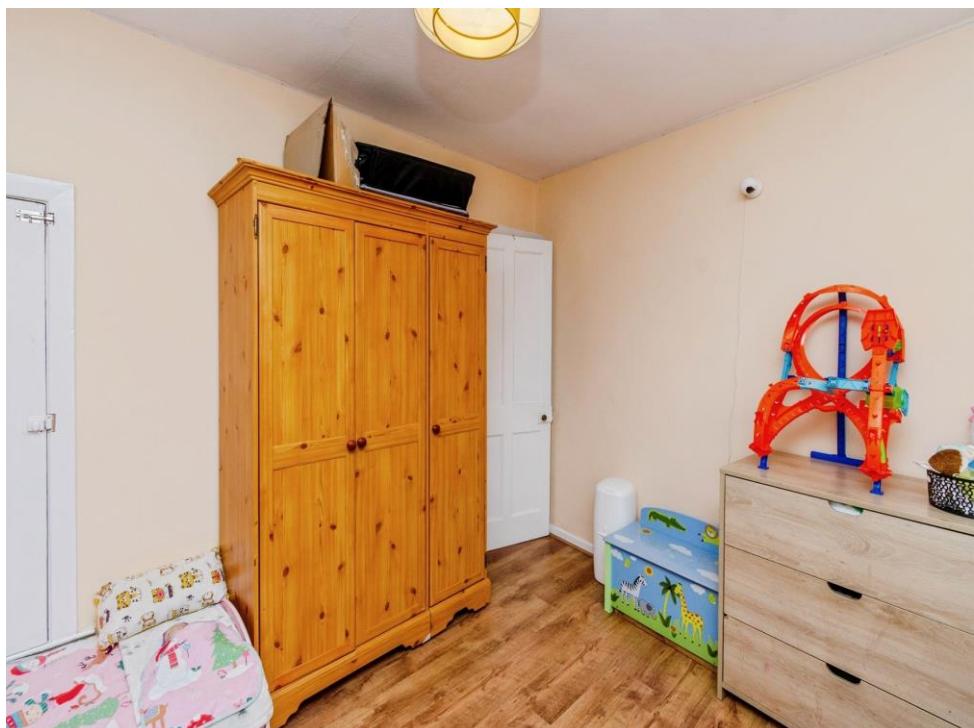
#### Front

Having of road parking for one vehicle.

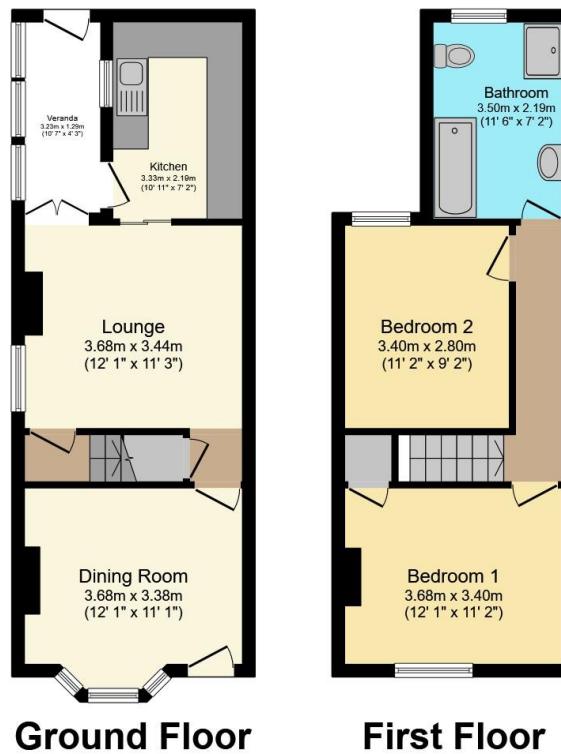
#### Rear

Being an enclosed rear garden with patio areas and an enclosed laid to lawn area with fence around.









Total floor area 70.3 m<sup>2</sup> (756 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: CNK107643 - 0002