



**Connells**

Yew Tree Close  
Norton Canes, Cannock



### Entrance Hallway

Having a double glazed front entrance door, laminate flooring, two ceiling light points, radiator, storage cupboard and doors to lounge, kitchen, bathroom and bedrooms

### Lounge

14' 8" x 11' 4" ( 4.47m x 3.45m )

Having a double glazed window to the front aspect, radiator, two ceiling light points and carpeted flooring

### Kitchen Area

20' 8" x 8' 5" ( 6.30m x 2.57m )

### Dining Area

6' 7" x 6' 7" ( 2.01m x 2.01m )

### Conservatory

7' 3" x 13' 5" ( 2.21m x 4.09m )

Having tiled flooring, two wall lights, radiator and bi-folding doors opening out to the rear garden



### Kitchen / Diner

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a double glazed window to the rear aspect, sink/drainer, plumbing for the dishwasher and washing machine, electric oven with cooker-hood over, space for appliances, tiled splash-backs, radiator, two ceiling light points, vinyl flooring and a dining area complete with carpeted flooring

## Bedroom 1

7' 8" x 12' 9" ( 2.34m x 3.89m )

Having two double glazed windows to the front aspects, radiator, ceiling light point and carpeted flooring

## Bedroom 2

12' 4" x 9' 5" ( 3.76m x 2.87m )

Having a double glazed window, radiator, ceiling light point and carpeted flooring

## Bathroom

Having a double glazed window to the side aspect, WC, vanity wash hand basin, walk in shower, towel radiator, vinyl flooring and a double glazed window to the side aspect

## Outside

### Front

Having a tarmac driveway to the side, paved pathway to the front entrance door, laid to lawn and access to the garage

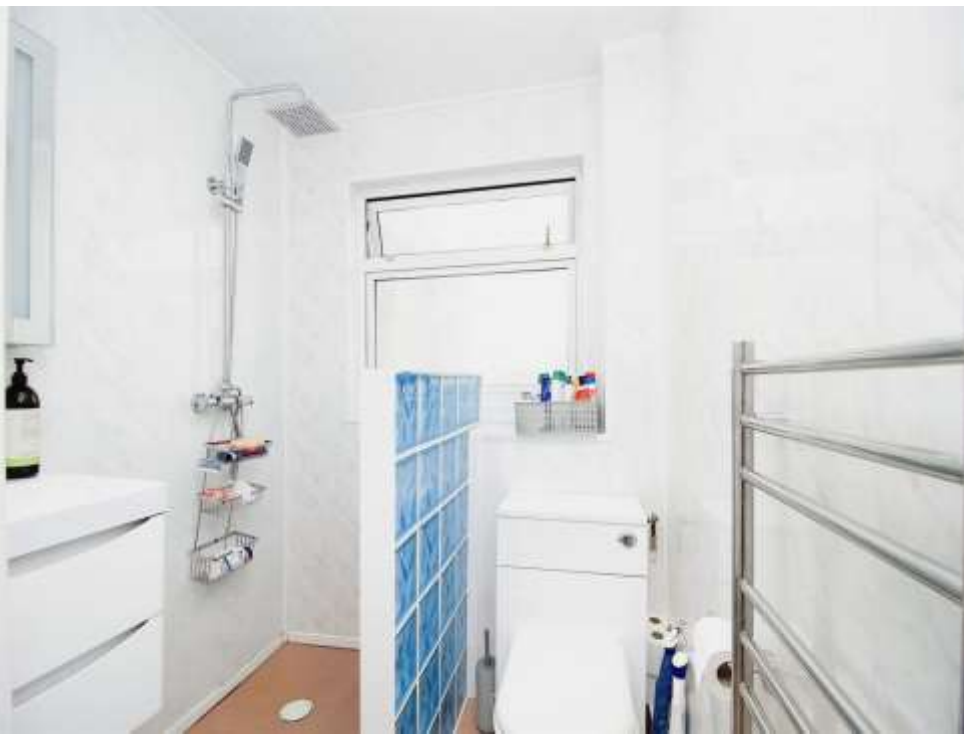
### Rear

Having a paved patio area, laid to lawn, floral borders and side access to the front

### Garage

Having an up and over door









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

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Tenure: Freehold



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