



**Connells**

Wolverhampton Road  
Wedges Mills, Cannock



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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

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### Ground Floor

#### Porch

Having a double glazed front entrance door, double glazed window to the side aspect and doors to guest WC and hallway

#### W.C

Having a double glazed window to the front aspect, WC and wash hand basin

#### Hallway

Having doors to porch, lounge and dining room and stairs to first floor

#### Lounge

23' 3" x 11' ( 7.09m x 3.35m )

Having double glazed windows to the front, side and rear aspects, electric fireplace, two radiators., two ceiling light points, carpeted flooring and doors to hallway and dining room

#### Dining Room

10' 10" x 7' 11" ( 3.30m x 2.41m )

Having a double glazed window to the rear aspect, radiator, ceiling light point, vinyl flooring, storage cupboard and doors to hallway, lounge and kitchen

## Kitchen

17' 10" x 10' ( 5.44m x 3.05m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink/drain, plumbing, space for appliances, two ceiling light points, vinyl flooring, double glazed window to the rear aspect and doors to conservatory, dining room and garage

## Conservatory

Having carpeted flooring, radiator and double glazed doors to the rear garden

## First Floor

### Landing

Having carpeted flooring and doors to bedrooms, bathroom and shower room

### Bedroom 1

11' x 10' 4" ( 3.35m x 3.15m )

Having a double glazed window to the rear aspect, radiator, ceiling light point, carpeted flooring and door to bedroom 2

### Bedroom 2

12' 7" x 11' ( 3.84m x 3.35m )

Having a double glazed window to the front aspect, radiator, ceiling light point, carpeted flooring and door to bedroom 1

### Bedroom 3

8' 2" x 7' 11" ( 2.49m x 2.41m )

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

## Bedroom 4

10' x 8' 1" ( 3.05m x 2.46m )

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

## Bathroom

Having a double glazed window to the front aspect, WC, wash hand basin and bath

## Shower Room

Having a shower cubicle and a wash hand basin

## Outside

### Front

Having gated access to the large driveway suitable for multiple vehicles

### Rear

Having paved patio areas, laid to lawn and a variety of mature trees and shrubs









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.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK106911](http://connells.co.uk/Property/CNK106911)**



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