



**Connells**

Coniston Way  
Cannock



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this FANTASTIC DETACHED BUNGALOW located in Cannock. With so much to offer and so much space, could this be the property you have been looking for!

Briefly comprising an entrance hallway leading through to the utility room and side access to the inner hallway which leads to all bedrooms, the shower room and spacious living room. The living room offers room for both living and dining furniture with double doors to the conservatory offering additional space. The modern kitchen comes fully fitted with bright modern units and integrated appliances for a sleek and orderly finish. Attached is the utility room offering ample amount of space for additional appliances and storage.

To the front of the property are the three generous bedrooms and the shower room.

Externally benefiting from having a sizable driveway suitable for multiple vehicles, small front garden, a large enclosed rear garden, and access to the garage.

The property is well located to provide easy access to Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets with both local & national bus and train services available. The location also benefits from being just a few minutes away from well known Cannock Chase, loved for its outstanding natural beauty, scenic landscapes, wildlife and history. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

## Entrance Hall

Having a UPVC front entrance door, door to inner hallway, door to utility room, double glazed windows to the side aspects.

## Inner Hallway

Having luxury vinyl flooring, ceiling light point, doors to bedrooms, shower room and lounge.

## Kitchen

7' 5" x 10' 1" ( 2.26m x 3.07m )

Being a modern fully fitted kitchen with a range of wall, base and drawer units with laminate worktops across, double sink with drainer, integrated oven, induction hob with extractor hood above, luxury vinyl tiled flooring, ceiling light point, double glazed window to the side aspect, door to utility room.

## Utility Room

11' 5" x 8' 8" max ( 3.48m x 2.64m max )

Having wall base and drawer units with laminate worktops over, space and plumbing for appliances, ceiling light point, luxury vinyl tiled flooring, double glazed windows and door to the rear aspect, door to garage.

## Living / Dining Room

18' 2" x 20' 3" max ( 5.54m x 6.17m max )

Having carpeted flooring, two ceiling light points, wall lights, gas fire place and surround, space for both living and dining furniture, double glazed french doors to the conservatory, door to inner hallway, double glazed window to the side aspect.

## Conservatory

10' 3" x 9' 8" max ( 3.12m x 2.95m max )

Having carpeted flooring, ceiling fan, half brick build with double glazed windows surrounding and double glazed french doors to the side aspect.

## Garage

8' 1" x 19' 2" ( 2.46m x 5.84m )

Having a door to the utility room and an up and over garage door from the driveway.

## Bedroom 1

10' x 13' 1" ( 3.05m x 3.99m )

Having carpeted flooring, ceiling light point, radiator, built in wardrobes and over head cupboards, double glazed window to the front aspect.

## Bedroom 2

9' 9" x 10' 2" ( 2.97m x 3.10m )

Having luxury vinyl tiled flooring, ceiling light point, radiator, double glazed bay window to the front aspect.

## Bedroom 3

9' 8" x 9' 4" ( 2.95m x 2.84m )

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

## Shower Room

Having a WC and hand wash basin vanity unit with ample storage, walk in corner shower cubicle, glass shower screens, tiled flooring, half tiled walls, radiator, double glazed window to the side aspect.

## Outside

### Front

Having a generous brick paved driveway suitable for multiple vehicles with a laid to lawn area.

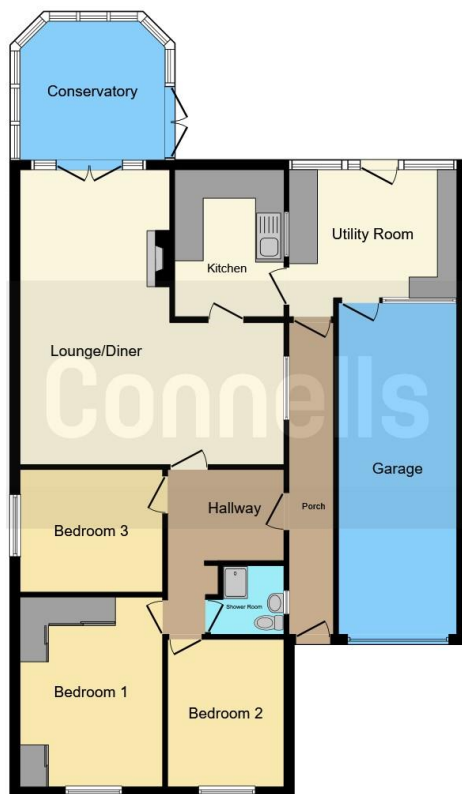
### Rear

Having a brick paved patio area and laid to lawn areas with various plants and shrubbery surrounding.









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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108323](http://connells.co.uk/Property/CNK108323)**



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