



**Connells**

Albion Place  
Cannock



## Ground Floor

### Hallway

Having an entrance door, radiator, ceiling spotlights, stairs to first floor and doors to lounge and bedroom 1

### Lounge

17' 11" x 11' 11" ( 5.46m x 3.63m )

Having double glazed patio doors, radiator, ceiling spotlights and wooden flooring

### Kitchen

14' 8" x 12' 8" ( 4.47m x 3.86m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and half bowl sink/drain, gas oven with cooker-hood over, integral dishwasher, space for appliances, tiled splash-backs, radiator, wooden flooring and a double glazed window

### Utility Room

Having plumbing for the washing machine, ceiling light point and side entrance door

### Bedroom 1

11' 9" x 11' 3" ( 3.58m x 3.43m )

Having a double glazed window, walk in wardrobes with sensor lighting, radiator, ceiling spotlights and carpeted flooring

### En-Suite

Having a WC, wash hand basin, shower cubicle, part tiled walls, sensor lighting, extractor fan, radiator, wooden flooring and double glazed window to the side aspect



## First Floor

### Bedroom 2

14' 8" x 12' ( 4.47m x 3.66m )

Having a double glazed window, radiator, ceiling spotlights and carpeted flooring

### Bedroom 3

14' 6" x 11' 9" ( 4.42m x 3.58m )

Having two double glazed windows, radiator, ceiling spotlights and carpeted flooring

### Bathroom

Having a WC, wash hand basin, bath with shower over, part tiled walls, extractor fan, sensor lighting, radiator, wooden flooring and a double glazed window

## Outside

Having electric gated access, brick paved driveway for multiple vehicles, paved patio areas, astroturf and access to the garage

## Garage

Detached garage with power and lighting









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

**T 01543 500923**

**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
CANNOCK WS11 1AH

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK105235](http://connells.co.uk/Property/CNK105235)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CNK105235 - 0002