



**Connells**

Saturn Road  
Cannock



### Ground Floor

#### Porch

Having a double glazed front entrance door, double glazed windows to the side aspect, tiled flooring and door to hallway

#### Hallway

Having carpeted flooring, radiator, ceiling light point, double glazed window to the side aspect, storage cupboard, stairs to the first floor and doors to the kitchen, living room and rear hallway leading to the guest WC & utility room

#### Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, tiled splash-backs, plumbing for the washing machine, space for appliances, ceiling light point, tiled flooring and double glazed window to the front aspect

#### Living Room

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

#### Utility

Having a double glazed window to the side aspect, part tiled walls, ceiling light point and door to the WC

#### W.C

Having a double glazed window to the rear aspect, WC and part tiled walls

## First Floor

### Landing

Having a double glazed window to the side aspect, carpeted flooring ceiling light point and doors to bedrooms and bathroom

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, bath with shower over, tiled walls, ceiling light point and vinyl flooring

## Outside

### Front

Having a large brick paved driveway suitable for multiple vehicles, floral borders and gated side access to the rear garden

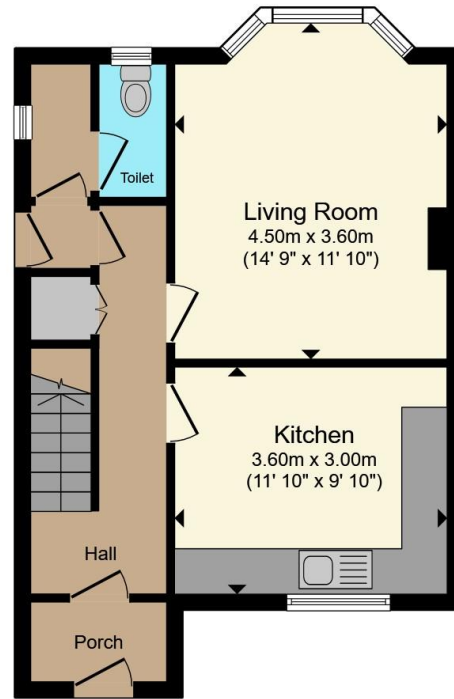
### Rear

Having a paved patio area, laid to lawn and mature borders with a variety of trees, shrubs and floral displays

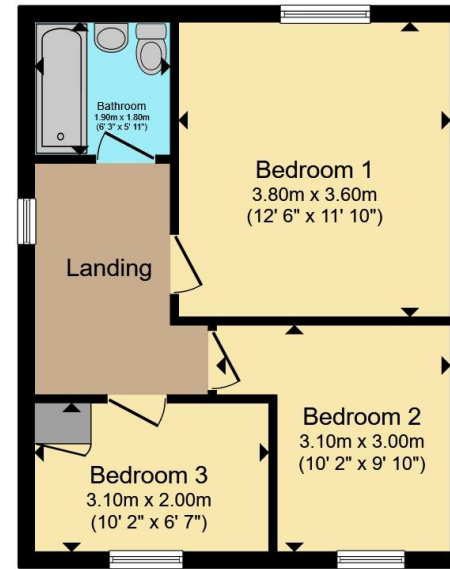








**Ground Floor**



**First Floor**

Total floor area 80.1 m<sup>2</sup> (862 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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