



**Connells**

Winding House Drive  
Hednesford, Cannock



### Ground Floor

#### Entrance Hallway

Having a double glazed front entrance door, radiator, stairs to first floor and doors to open plan kitchen, lounge and dining room

#### Open Plan

22' 1" x 12' 2" ( 6.73m x 3.71m )

#### Kitchen & Dining Area

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain. integrated oven with gas hobs and extractor hood over, plumbing for the dishwasher and washing machine space for appliances, ceiling light, double glazed window to the front, breakfast bar for dining and open access to the lounge

#### Living Area

Having double glazed French doors to the rear garden, two radiators, ceiling light point, carpeted flooring and door to WC

#### Guest W.C

Having a WC, wash hand basin, radiator and ceiling light point



## First Floor

### Bedroom 2

12' 2" x 7' 9" ( 3.71m x 2.36m )

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

### Bedroom 3

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

### Bathroom

Having a double glazed window to the side aspect, WC, wash hand basin and bath with shower over

## Second Floor

### Bedroom 1

16' x 9' ( 4.88m x 2.74m )

Having double glazed skylight windows to the front and rear aspects, radiator, ceiling light point, loft hatch, mirrored wardrobes and carpeted flooring

### Outside

#### Front

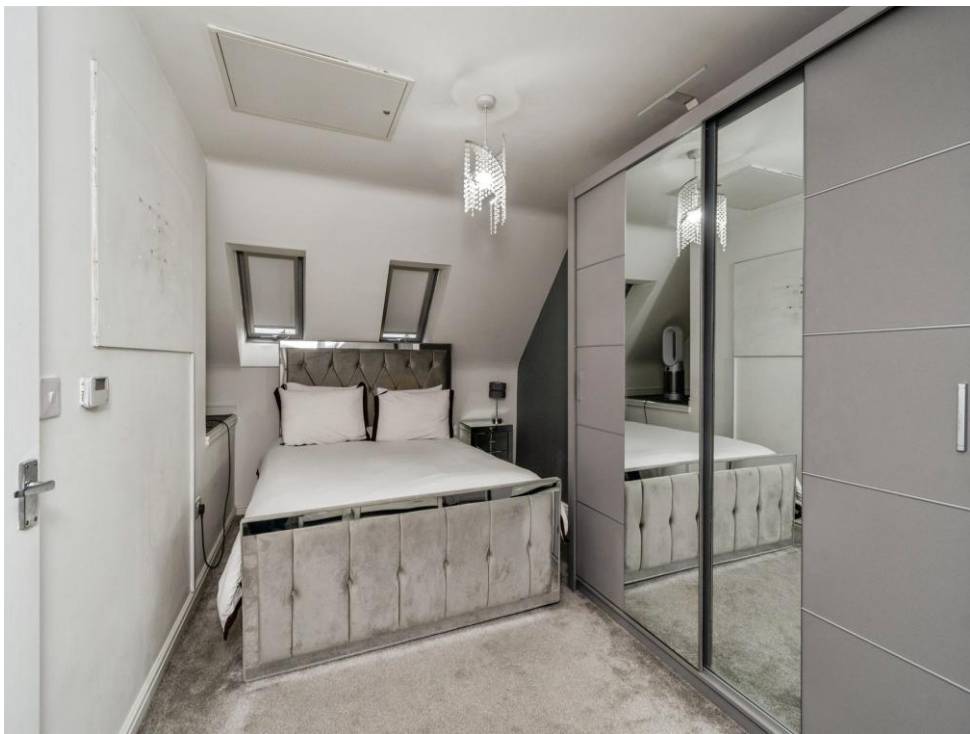
Having a tarmac driveway

#### Rear

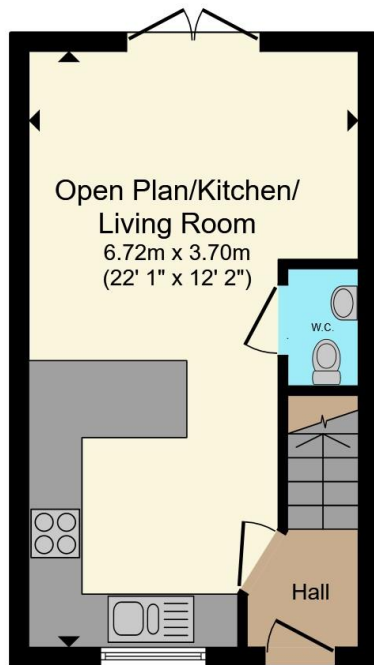
Having a low maintenance rear garden complete with decking, astroturf and garden shed

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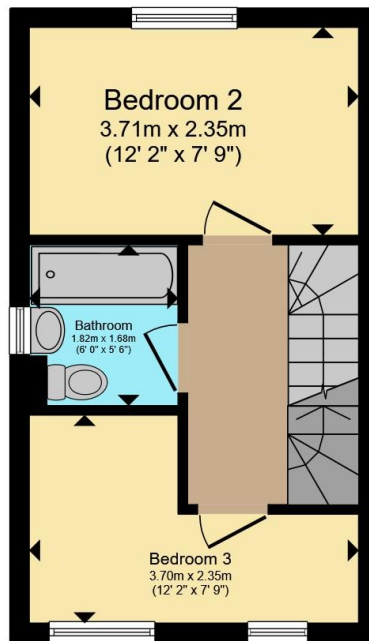




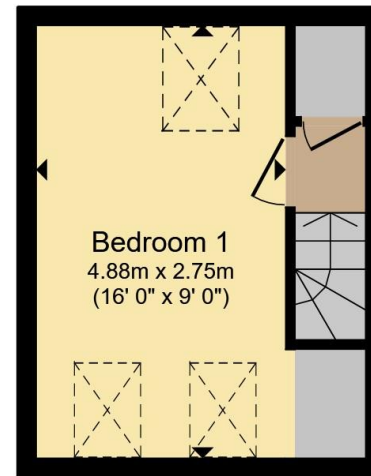




**Ground Floor**



**First Floor**



**Attic**

Total floor area 68.0 m<sup>2</sup> (732 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)



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EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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