



Connells

Barnard Way  
Cannock



### Ground Floor

#### Porch

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

#### Hallway

Having stairs to the first floor, laminate flooring, ceiling light point and doors to living room and rear hallway

#### Living Room

Having a double glazed window to the front aspect, fireplace, radiator, ceiling light point, laminate flooring and door to kitchen

#### Kitchen

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, tiled splash-backs, plumbing, space for appliances, radiator, ceiling light point, tiled flooring, double glazed window to the rear aspect and door to rear hallway

#### Rear Hallway

Having tiled flooring, ceiling light point and doors to storage cupboard, guest WC, kitchen and rear garden

#### W.C

Having a WC, wash hand basin, ceiling light point and tiled flooring



## First Floor

### Landing

Having carpeted flooring, radiator, ceiling light point, storage cupboard and doors to bedrooms and bathroom

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

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

## Outside

### Front

Having gated access to the tarmac driveway suitable for multiple vehicles, laid to lawn with a variety of shrubs, gravel bed, paved pathway to front entrance door and gated side access to the rear garden

### Rear

Being a tiered rear garden and having a paved patio area, raised lawn area, raised rear patio area and access to the garage via up & over door

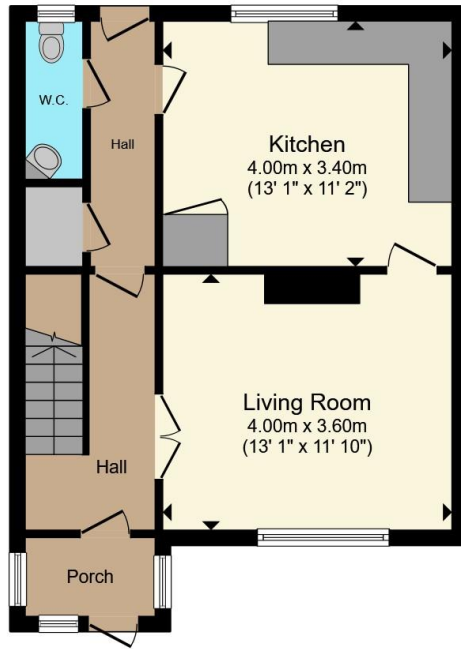
### Garage

Having up & over door

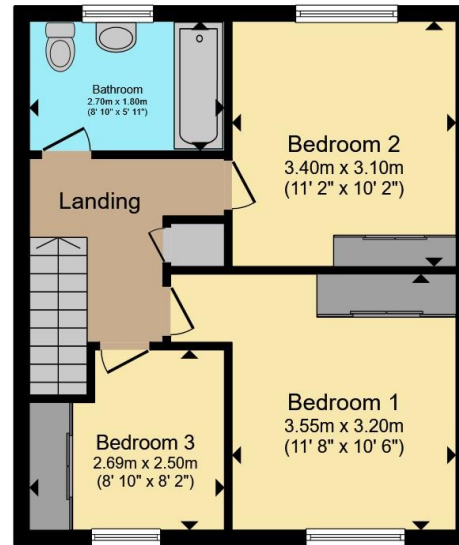




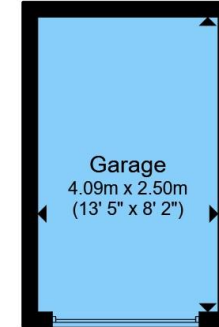




**Ground Floor**



**First Floor**



**Garage**

Total floor area 95.6 m<sup>2</sup> (1,029 sq.ft.) approx

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EPC Rating: Council Tax  
 Exempt Band: B

Tenure: Freehold

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